



THE STORY OF

6 Fen Lane

Pott Row, Norfolk

SOWERBYS



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Pott Row, Norfolk
PE32 1DA

Charming Two Bedroom Cottage

Approximately 300 Years of History

Picturesque Village Location

Large Bathroom with Separate Bath and Shower

Two Reception Rooms

Log Burner

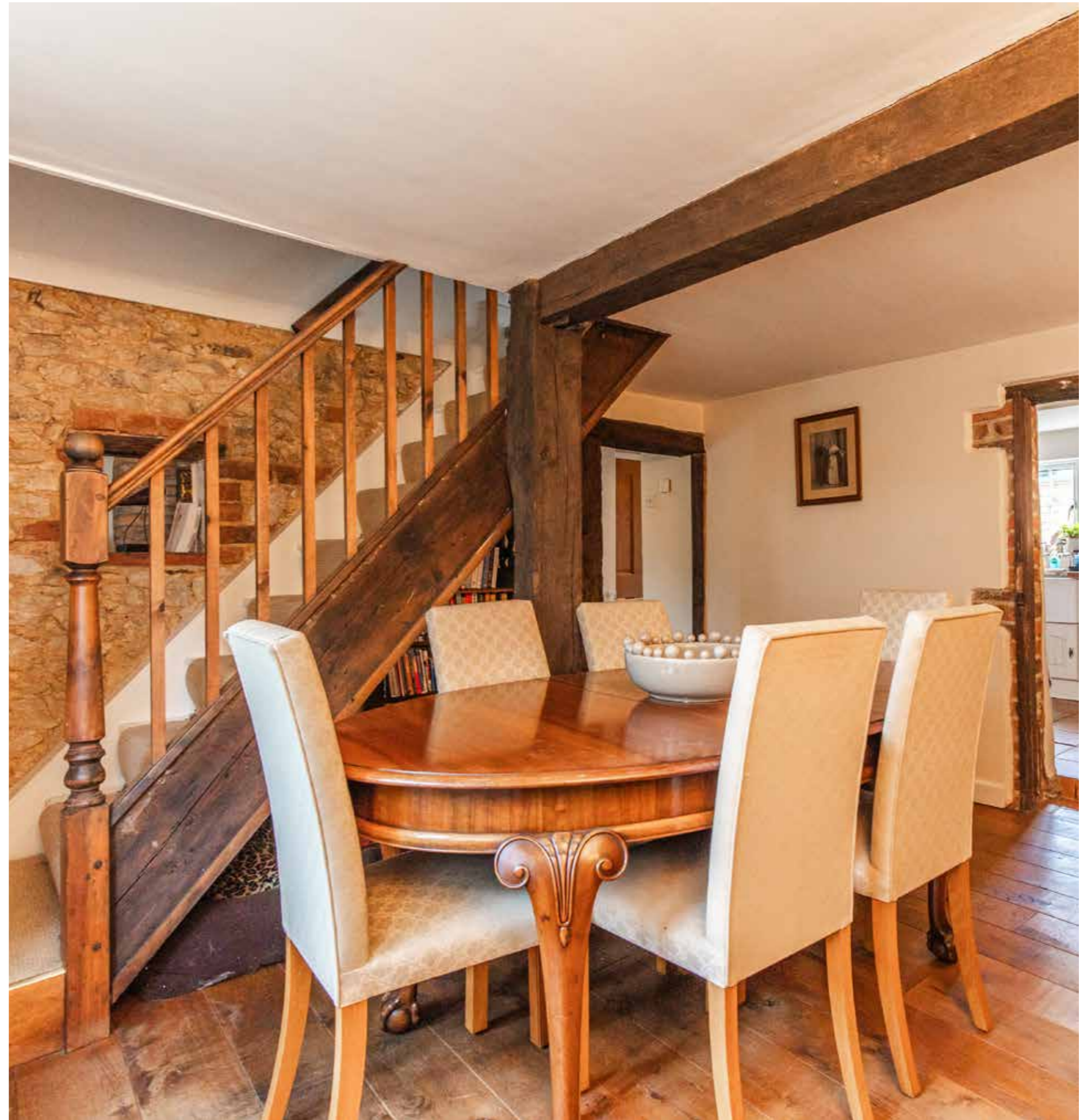
Utility/Boot Room

Generous Garden

Off-Road Parking

Nearby Common and Local Amenities

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Down a long and leafy country lane in the peaceful Norfolk village of Pott Row, this characterful two-bedroom cottage is a true rural retreat brimming with charm and history. Once the village bakery, the home still bears traces of its past with its distinctive curved window bays – once proudly displaying freshly baked delights – now offering a glimpse of the home’s storied 300-year history.

Lovingly refreshed by its current owners, this cottage strikes a perfect balance between historic charm and modern comfort. Welcomed by a wide, inviting hallway that flows seamlessly into a thoughtfully designed utility and boot room, complete with a handy WC, this practical space ensures that muddy boots, wet coats, and the day-to-day workings of the home are neatly tucked away, making it ideal for returning from a morning walk on the nearby common with the dog.

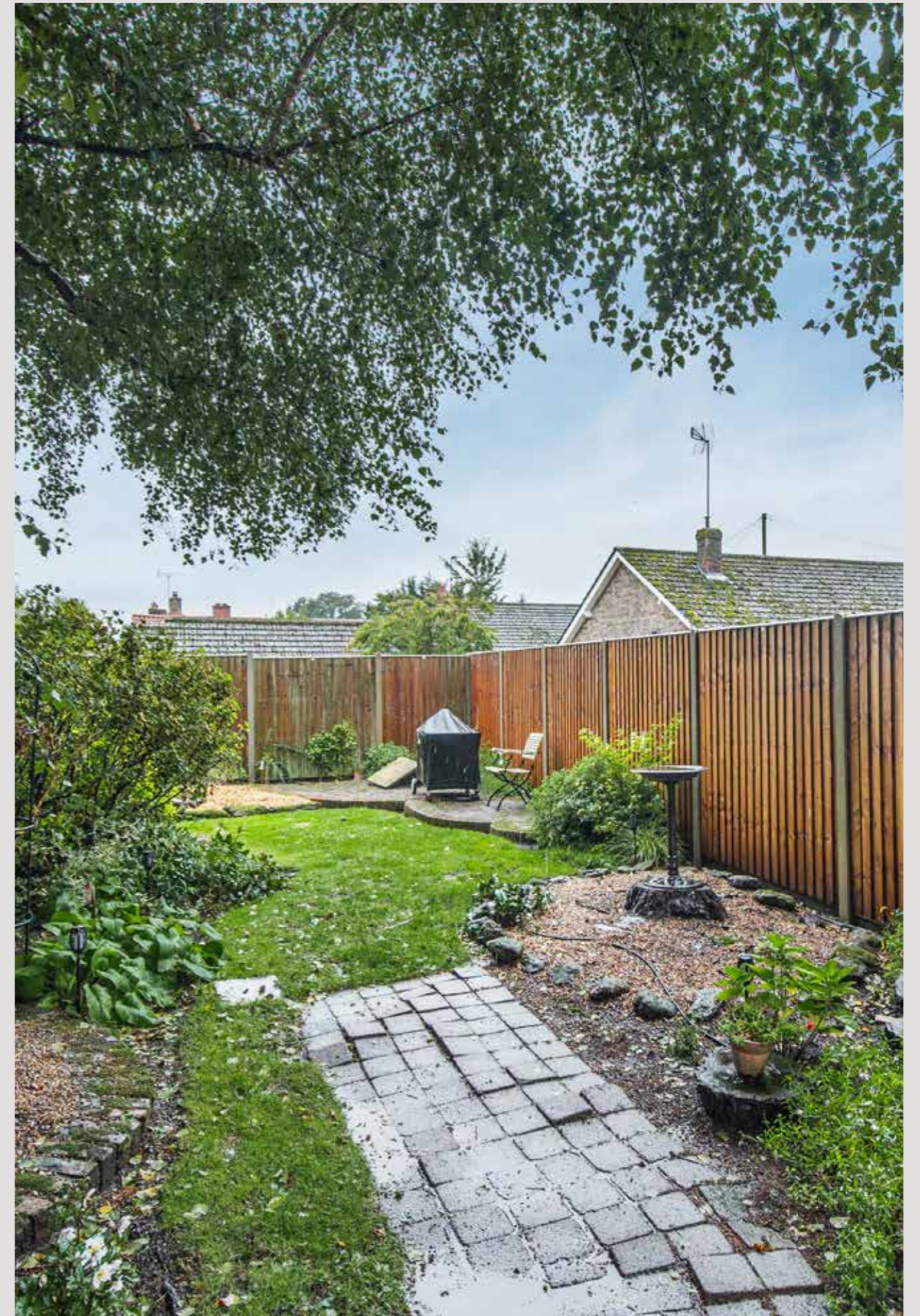
The ground floor has a wonderfully connected flow, with each room naturally leading to the next. The kitchen, with its views over the enchanting garden, offers a perfect vantage point to watch children play or to spot visiting wildlife.

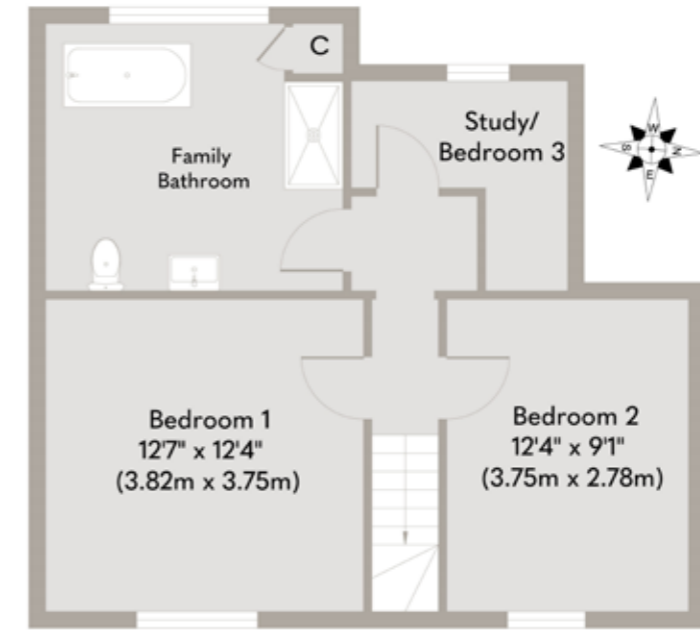
Exposed beams, revealed brickwork, and a cosy log burner in the living room create a timeless, rustic atmosphere – a perfect haven to retreat to after a busy day. Whether you’re curling up by the fire on a chilly evening or entertaining around the dining table with the fire casting its warm glow, the cottage offers an irresistible sense of comfort and welcome.

Upstairs, two generous double bedrooms enjoy views over the picturesque country lane. The luxuriously large main bathroom offers both a separate bath and shower, providing a serene space to relax and unwind. Whether it's a long soak in the bath or a slow morning sipping tea in bed, this home offers a sense of indulgence and retreat. A third room is perfect as a walk-in dressing room or a quiet home office, ideal for those working remotely or seeking a space to reflect.

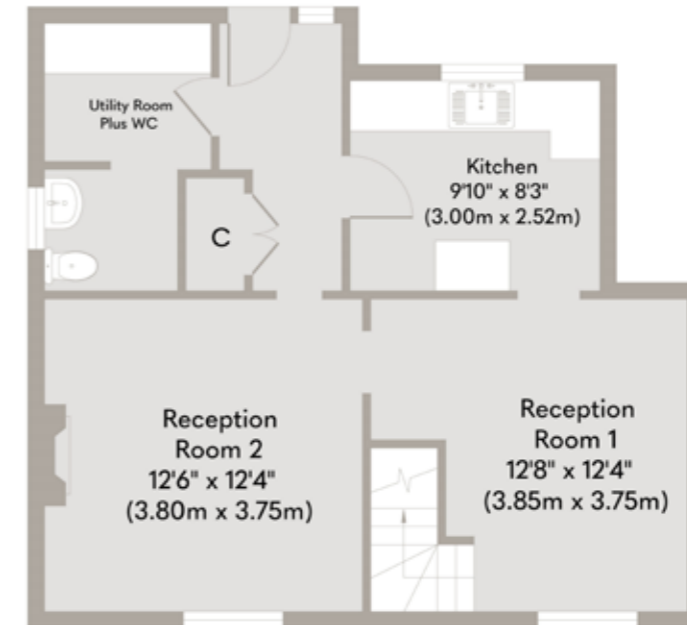


Outside, the cottage continues to charm. A private patio is perfect for summer BBQs or simply gathering with friends for drinks and nibbles as the sun sets. Beyond, the deceptively large and beautifully secluded garden, offers an idyllic space for all ages to enjoy, with plenty of room to soak up the fresh country air and bask in the tranquility of the setting.





First Floor
 Approximate Floor Area
 515 sq. ft
 (47.84 sq. m)



Ground Floor
 Approximate Floor Area
 526 sq. ft
 (48.88 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Pott Row

EMBRACE NORFOLK'S CHARM IN A TRANQUIL VILLAGE

If you're looking for somewhere to settle down and enjoy the Norfolk way of life, then the quaint, rural village of Pott Row is certainly a place to consider.

Pott Row is a growing village that merges with its neighboring village, Grimston, and has a rich history of pottery production dating back centuries. It is home to the traditional Elsegood family butchers, located on Cliffe en Howe Road, which locally sources its meats. The Oak and Pine Parlour specialises in bespoke handcrafted furniture, while the village chapel, likely dating back to the 19th century, serves as a community hub for events like yoga, toddler mornings, and annual Christmas tree charity displays. The village hall also hosts a variety of activities.

The adjoining village of Grimston offers amenities such as the Grimston Medical Centre, a shop with a post office and a local pub, The Old Bell. For those looking to get creative, there's also the Crafty Corner Shop, which offers workshops and classes, and Norfolk Creative Arts, an art school for a variety of levels, is located opposite the church and hosts exhibitions throughout the year.

The Grade I Listed Church of St Botolph has late Saxon / early Norman origins and was largely extended in the 14th and 15th centuries and hosts regular services throughout the year.

The nearby historic market town of King's Lynn is 8 miles away with a plethora of shops, entertainment activities and eateries.

Tranquil rural living, with the convenience of a nearby bustling town with excellent travel links, Pott Row is a wonderful place to call home.



Note from Sowerbys



“This delightful cottage is a rare find, offering a perfect blend of country living and historic charm, all within the heart of the friendly Pott Row community.”



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref: 0440-2890-6561-9326-5935

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///ballroom.awakening.befitting

AGENT'S NOTE

This property has right-of-way over a small section of shared driveway owned by a neighbouring property.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

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Journey

 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
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 East Anglian
Air Ambulance

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