



THE STORY OF

Willow Cottage

Wiggenhall St. Germans, Norfolk

SOWERBYS



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Willow Cottage

Wiggenhall St. Germans, Norfolk
PE34 3HL

Modern Family Layout

Spacious Kitchen/Breakfast Room

Four Bedrooms with Flexibility

Expansive Garden with Decking

Stunning Countryside Views

Idyllic Village Location

Nearby Scenic Walks

Historic Charm

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Nestled in the heart of a tranquil Norfolk village, this four-bedroom detached home, Willow Cottage, offers an idyllic countryside lifestyle with far-reaching field views and a rich history dating back over 200 years.

This beautifully renovated property balances historic charm with modern comfort, creating a home that is as functional as it is characterful.

The home's layout is designed to meet the needs of a modern family while preserving a sense of timeless elegance. Enter into a welcoming hallway that leads to the heart of the home—a spacious kitchen/breakfast room is perfect for both casual family meals and entertaining friends. The well-equipped kitchen enjoys views over the expansive garden and surrounding fields, offering a daily connection to the picturesque landscape.

Adjacent to the kitchen, a games/dining room provides a versatile space for lively gatherings or quiet dinners and the French doors make it superb for year-round enjoyment. The sitting room, with its cozy fireplace, is an inviting retreat during winter months.

The ground floor also features an en-suite bedroom, ideal for guests or multigenerational living, along with an office that could easily be repurposed as a playroom or snug. Every aspect of the home has been thoughtfully planned for practicality and comfort.

Upstairs, the principle bedroom enjoys a private en-suite shower room, ensuring a slice of peaceful convenience, while two additional bedrooms provide ample space for family or guests. Each room is thoughtfully appointed, maximizing the home's sense of space and light and all are served by a family bathroom.

Stepping outside, you'll find an inviting garden that blends seamlessly with the surrounding fields, creating an impression of endless green space. A decked area is the perfect spot to relax on summer evenings, offering spectacular sunset views across the open countryside.

The garden itself is largely laid to lawn and offers a haven for nature lovers with views over the countryside. During warmer months the decking area is an idyllic spot to catch the last of the sun's glow as it sets beyond the horizon. In all, a well-rounded setting for outdoor dining, relaxation, and play.

The village location offers the best of both worlds: the peace and quiet of rural life, yet only a short drive from King's Lynn for shopping, dining, and leisure. Nearby riverbank walks add to the appeal, providing scenic routes to explore without ever needing to step onto a road.

Willow Cottage is a home where you can truly unwind, entertain, and immerse yourself in nature—a rare gem that combines spaciousness, comfort, and character in equal measure.





First Floor
Approximate Floor Area
481 sq. ft
(40.70 sq. m)



Garage
Approximate Floor Area
269 sq. ft
(25.00 sq. m)

Ground Floor
Approximate Floor Area
1082 sq. ft
(100.53 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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Wiggenhall St. Germans

CHARMING RIVERSIDE VILLAGE,
MINUTES FROM KING'S LYNN

A pretty village, Wiggenhall St Germans is only four miles from the market town of King's Lynn.

The village has a green, a fine old church and a range of amenities; including an excellent village shop, a pub on the river and bus routes to nearby towns and villages.

Perched on the banks of the River Great Ouse, King's Lynn has been a centre of trade and industry since the Middle Ages, and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

Originally named Bishop's Lynn, during the reign of Henry VIII the town was surrendered to the crown and took the name King's Lynn. During the 14th century, Lynn was England's most important port, dominated by the Hanseatic League. Although the growth of London later eroded the port's importance, ship-building and fishing became prominent industries, the latter of which is documented at True's Yard Museum.

With more than 400 listed buildings, two warehouses – Hanse House and Marriott's Warehouse – still stand in the centre of the town, along with King's Lynn Minster and Custom House. These have appeared as stars of the screen in numerous period dramas and it's not unusual to spot a camera crew and cast on location.

With Cambridge, Peterborough and Norwich all within an hour's drive and a direct rail line into London King's Cross arriving in the capital in just 1 hour 40 minutes, King's Lynn, and the surrounding areas, continues to attract a growing number of professionals seeking an easy commuter route.



Note from the Vendor



“We love the views and how quiet the area is, despite being less than 10 minutes from Kings Lynn.”



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref: 8893-7428-5450-6395-0996

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: ///levels.staging.justifies

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SOWERBYS

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for the homeless

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Charity
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