



THE STORY OF

# Buttermilk Cottage

*Cranworth, Norfolk*

SOWERBYS



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# Buttermilk Cottage

High Common, Cranworth,  
Norfolk, IP25 7SX

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Detached Cottage

Village Location

Three Bedrooms

Three Reception Rooms

Double Garage

Field Views

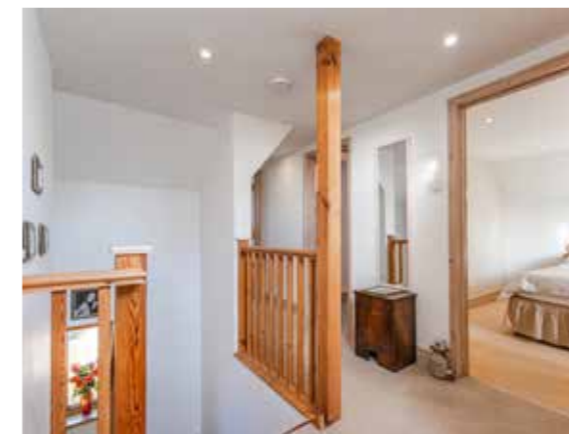
Substantial Plot

Potential to Extend

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**SOWERBYS WATTON OFFICE**  
01953 884522  
watton@sowerbys.com





Buttermilk Cottage is a delightful, detached home offering a peaceful rural retreat with superb views over the surrounding Norfolk countryside. Full of character and potential, this charming property is tucked away at the end of a private driveway, providing added privacy.

The ground floor comprises a well-appointed kitchen, complemented by three spacious reception rooms. One is ideally suited as a formal dining room, while the other serves as a cosy sitting room, perfect for relaxing evenings by the fire. At the rear of the property, the third reception room/garden room, is filled with natural light, creating a serene space to enjoy the stunning countryside views throughout the year.

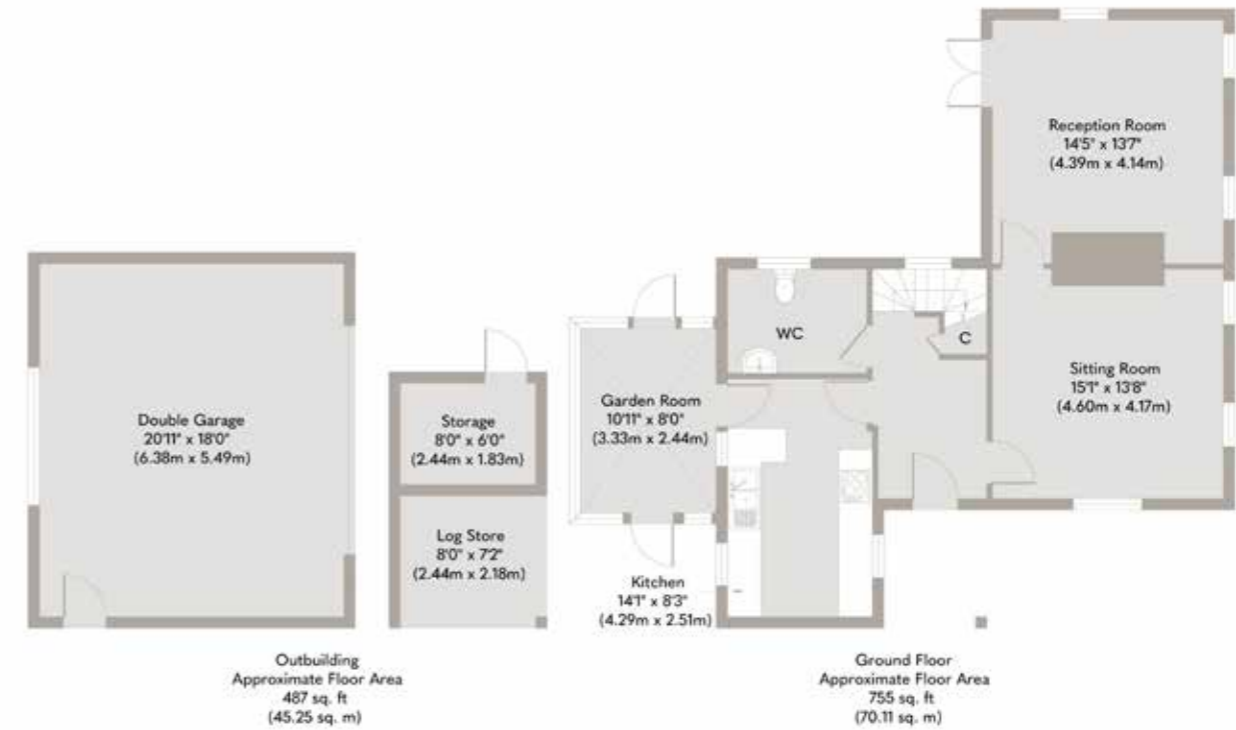
Upstairs, the cottage features three bedrooms, each with its own unique character and ample space, making them perfect for family living or accommodating guests. A centrally located bathroom completes the upper floor, offering both practicality and comfort.

The outside space is a stand-out feature. The expansive garden, predominantly laid to lawn, provides a blank canvas for an enthusiastic gardener to create their dream outdoor retreat. Whether you envision a landscaped haven, a vegetable garden, or a play area, the possibilities are endless.

Additional benefits include a double garage and a small outbuilding/log store, offering plenty of storage or potential for further development, subject to the necessary permissions.

This property is the perfect blend of period charm and rural living, with plenty of opportunities to adapt and personalise. With its tranquil setting, spacious layout, and beautiful surroundings, it offers an exceptional lifestyle for those seeking the peace and attraction of the countryside.





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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# Cranworth

## A SEMI-RURAL PICTURESQUE VILLAGE

Cranworth is a charming and picturesque semi-rural village situated in the heart of Breckland, Norfolk. It offers a quiet country lifestyle whilst still having amenities close by.

St Mary's Church stands at the village centre. It is a Grade I listed building with origins dating back to the 13th century. The church has been a centre of Christian worship for nearly 1,000 years and is part of the Barnham Broom and Upper Yare Team of Parishes.

Cranworth features a village hall and is home to G.R Bunning & Co, a lovely local fishmongers selling natural oak-smoked foods such as kippers, salmon, mackerel, haddock, kiln salmon, and duck paté. They also offer fresh fish, including bass and crabs, sourced from sustainable fishers.

Less than four miles away is the market town of Hingham, known for its Georgian architecture and vibrant community life. Amenities in Hingham include a family butcher, The White Hart Hotel (a boutique hotel and country dining pub), cafés, a library, a primary school, a health centre, a doctor's surgery, a dentist, and frequent bus services connecting to surrounding villages and towns such as Wymondham, Attleborough, Watton, Dereham, and Norwich.

Cranworth's combination of rural charm and proximity to essential services makes it an attractive location for those seeking a peaceful country lifestyle with convenient access to urban amenities.



### SERVICES CONNECTED

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

### COUNCIL TAX

Band C.

### ENERGY EFFICIENCY RATING

D. Ref:- 0177-3041-5201-9414-5200

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: ///staked.occupations.buggy

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# SOWERBYS

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Norfolk and  
Waveney

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Charity  
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Air Ambulance

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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

