



THE STORY OF

Pound Cottage

Fleggburgh, Norfolk

SOWERBYS



THE STORY OF

Pound Cottage

Pound Lane, Fleggburgh, Norfolk
NR29 3BB

Unique Opportunity for Low
Maintenance Home with Land

Well-Presented Throughout

Idyllic Accompaniment to a Countryside Lifestyle

Superb Plot in Excess of 1 Acre (STMS)

Enclosed Paddock with Stables

Ideal Equestrian Home

Views of Paddock and Countryside
from all Windows

Sought-After Village Location

Close to Amenities, Primary
School and Excellent Pub

Chain Free

SOWERBYS NORWICH OFFICE
01603 761441
norwich@sowerbys.com





Standing proud on an exceptional plot in excess of 1 acre (STMS) amongst rolling farmland and countryside, Pound Cottage boasts 1,400 sq. ft. of highly versatile accommodation adorned with sensational views of the idyllic surroundings. With an enclosed paddock, as well as stables and a tack room, an equestrian lifestyle is one of the many fulfilling ways of life that this splendid home can accommodate.

The ground floor features a superb semi-open plan sitting/dining room leading out to the sprawling sun terrace whilst the kitchen is complemented by the highly practical utility/boot room. As is often requested by those looking to keep a horse on their property, the perfect orientation of this home gives excellent views of the paddocks and any horses kept there from the home itself. A wonderful way to start the day!

The first floor is home to the three well proportioned bedrooms, with the principal suite enjoying built-in wardrobes and a shower room en-suite, whilst the two further bedrooms are well-served by the modern family bathroom.

Naturally, the standout feature of this unique home is the impressive plot in which it sits, surrounded by tranquil rolling countryside – approx. 1.15 acres (STMS) provide all the space and versatility one could want from an idyllic lifestyle in the country. The current enclosed paddock with stables means equestrian use is easily catered for whilst the immediate gardens provide a sprawling sun terrace and well-kept lawns bordered by mature hedges.





Outbuilding
Approximate Floor Area
384 sq. ft
(35.67 sq. m)



Ground Floor
Approximate Floor Area
778 sq. ft
(72.27 sq. m)

First Floor
Approximate Floor Area
657 sq. ft
(61.03 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.

Copyright V360 Ltd 2025 | www.houseviz.com

Fleggburgh

A WELCOMING RETREAT IN THE
HEART OF THE BROADS

Fleggburgh, also known as Burgh St Margaret, is a charming village, perfectly situated between the bustling seaside town of Great Yarmouth (6 miles away) and the historic city of Norwich (14 miles away). Within the village is a primary school, GP surgery, village hall and pub. Nestled in the Broads National Park, it's an idyllic spot for anyone who loves a slower pace of life, surrounded by nature.

The village, along with its neighboring hamlets of Billockby and Clippesby, is a haven for outdoor enthusiasts. With peaceful walking routes that wind through beautiful countryside and along tranquil broads, it's a place where you can truly unwind. The nearby Filby and Lily Broads are perfect for birdwatching, photography, or simply soaking up the natural beauty of Norfolk.

Fleggburgh's stunning thatched church, St. Margaret's, dates back to Norman times, and offers a glimpse into the village's rich history. Despite its rural charm, Fleggburgh offers a few essential amenities, including a local shop and places to eat, making it a welcoming and convenient place to live or visit. Whether you're looking to explore Norfolk's unique landscapes or simply enjoy a laid-back lifestyle, Fleggburgh has something special to offer.

The historic city of Norwich is within easy driving distance and has everything you would desire of a vibrant regional capital and has a real sense of history preserved. You will find a modern cultural feel with beautiful heritage, dynamic nightlife, sophisticated shopping and mouth-watering restaurants. Chantry Place Shopping Centre offers high end shopping, whilst the Norwich Lanes won the great British high street of the year with its many independent and unique businesses including shops, bars, cafes and restaurants. Norwich is the most complete medieval city in Britain and boasts two cathedrals with stunning architecture.



Note from Sowerbys



“...all the space and versatility one could want from an idyllic lifestyle in the country.”



SERVICES CONNECTED

Mains electricity and water. Oil fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 2518-4038-7231-4275-2984

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: ///unveils.retailing.dollars

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

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

