



Manor Cottages
3 Chapel Road | Boughton | Norfolk | PE33 9AG

MID TERRACE CHARM



With a setting in the gorgeous and highly sought-after West Norfolk village of Boughton, this traditionally built flint cottage offers open-plan living space with original features, and a secluded garden with further outbuildings.

Only a short drive from a mainline station with direct trains to Cambridge and London, this property is the perfect choice for either a permanent home or a weekend retreat.



KEY FEATURES

- A mid 1800s Charming Brick and Flint Cottage in a Wonderful Rural Village a Short Stroll from the Pretty Duck Pond
- Two First Floor Double Bedrooms; Ground Floor Bathroom
- Lounge with Wood Burner - Open Plan to Dining Area
- Kitchen and Utility Room
- Detached Brick-Built Outbuilding with Study (Potential for Third Bedroom) and W.C.
- Enclosed Cottage Garden ; Off-Street Parking for Two Vehicles
- Total Accommodation extends to 812 sq.ft.
- Energy Rating: D

"We were immediately drawn to the charm of the village and the traditional features of the cottage. I fell in love with the light and airy kitchen with its rustic charm, and the cosy living areas," the owners said, who purchased the property just over three years ago.

Traditional Style with Modern Benefits

This mid-terrace cottage with its flint facade is a wonderful example of the traditional building style in the locality. The cottage dates from around the 1850s and is one of four in the terrace. Within a short walk is a duck pond which is the focal point for the community. A low stone wall separates the house from the road, with an original iron railing and an attractive wrought-iron gate. There is a feature tree in the cottage garden and a honeysuckle growing to one side. The windows are all double glazed and of traditional sash design in keeping with the age of the property.

Open Plan with Plenty of Light

The lounge is open plan to the dining area. The window to the front provides a view of the decorative tree while the large brick fireplace, with attractive mantelpiece, is a key feature of this room and houses a good-sized log burner. In the corner, a wooden door with a traditional latch leads through to the stairs for the floor above, while beyond is the dining area. "There are useful built-in cupboards in this room," the owners said of the high-quality hand-made fitted cupboards along one wall which were made to a bespoke design by a previous owner of the property. There is a recess in the wall, marking the position of an original window. Flooring is loop pile carpet, and the central heating is provided by a combi oil-fired boiler, with radiators throughout.

Hand-Built Country Kitchen with Large Utility Room

At the end of the dining room is a traditional Suffolk latch door which leads into the kitchen. With two large skylights, this is a light and airy room, and the quality of the kitchen cupboards – hand-built of solid wood by the same craftsman, and painted in heritage green – really stands out. There is a Butler sink with a large storage cupboard and further storage either side, solid wood worktops, an Aga-style Rangemaster cooker with double oven and grill, and built-in cupboards either side. The floor is laid with terracotta tiles. A door leads to a large utility room, which has a double-glazed door and a side window overlooking the garden.





KEY FEATURES

With the same solid woodwork surfaces and large built-in cupboards, this utility area is also finished to a high standard. There is space for a washing machine, separate dryer, and full-size fridge freezer, and to the right is the boiler. This room has access to the roof space. To the right is the bathroom, which has a W.C., sink, bath with shower over and glass shower panel. It is tiled throughout, with terracotta tiles on the floor. A frosted window opens out into the back garden.

Good-Size Bedrooms with Lovely Views

Through the latched door in the lounge, one ascends the traditional enclosed stairs to the first floor. At the front of the house is a double bedroom, with a large sash window overlooking the ornamental tree, and a chimney breast with large recesses to either side. "There is also a good amount of storage with the built-in wardrobes in the second bedroom," the owners commented, talking about the bedroom found at the back of the house, another double which has a hand-built fitted wardrobe, drawers and storage space all to the same design and quality as the ground floor cupboards. This room has a window overlooking the pretty rear garden.

Multi-Purpose Annexe

"Currently used as a home office, the outbuilding has been converted and is an excellent self-contained space which has its own W.C.," the owners said. This brick-built outhouse at the rear of the property could potentially be put into use as a third bedroom. Stepping into entrance hall of this annexe, to the right is the study with a window overlooking the garden and, straight ahead, a cloakroom with W.C. and basin, with wood panelling finish. All doors are traditional cottage style with Suffolk latches, while the flooring is pine. Heating is from electric heaters. The entrance hall has access to the roof space with a pull-down ladder.

Secluded Cottage Garden

A small gate leads to an enclosed cottage garden. "The garden is a lovely cottage garden, with a perfect entertaining space – there is a covered area behind the outbuilding with converted church pews, which provides a perfect space for al fresco dining," the owners said. Beyond the seating area with the fitted modified church pews is a large storage shed for wood and garden equipment. A brick path leads through a lawned area bordered by a mature rose garden. There is access through to the neighbour's garden for the heating oil. A large wooden arch covered with roses confers a traditional cottage feel to the garden, and in spring the garden is filled with various bulbs such as tulips, alliums, snowdrops and bluebells while bamboo and various greenery screen the oil tank. Past a mature tree is another shed for further storage and a second, secluded terraced area surrounded by roses. A gate leads to the rear parking area which is shingled and provides two off-street parking spaces for the property.





















INFORMATION



On The Doorstep

Boughton is an award-winning Norfolk village with accolades from recent Eastern Daily Press 'Best Kept Village' and 'Pride in Norfolk' competitions which are displayed by the village sign around the pond. The central point within the village is without doubt the large pond, a wonderful destination to walk to with children and feed the ducks. There is a choice of local schools, with the nearest primary just over a mile away, and high schools in the nearby towns of Downham Market and Methwold. The village also features a doctor's surgery, a central green, and there is a strong and active local community there. Close by is the National Trust Oxburgh Estate with a breathtaking hall which was built in the early Tudor period, close to which there is a well-regarded bistro pub, The Bedingfield Arms. The area is also a haven for walking and cycling, and has plenty to offer wildlife lovers with nearby Boughton Fen which is famous for bird watching.

How Far Is It To?

The market towns of Downham Market and Swaffham are both about a fifteen-minute drive where a wide range of shops can be found, as well as weekly farmer's markets, and the historic port town of King's Lynn which is approximately fifteen miles by car offers a variety of shops, restaurants and a cinema. Transport into London and Cambridge is another bonus of this location. The nearest train stations are at Downham Market, a short drive away and with good parking, and Brandon at less than twelve miles by road. From Downham Market, London Kings Cross can be reached in around an hour and a half, while Cambridge is less than forty minutes away by train, making this quiet part of the Norfolk countryside accessible for commuters.

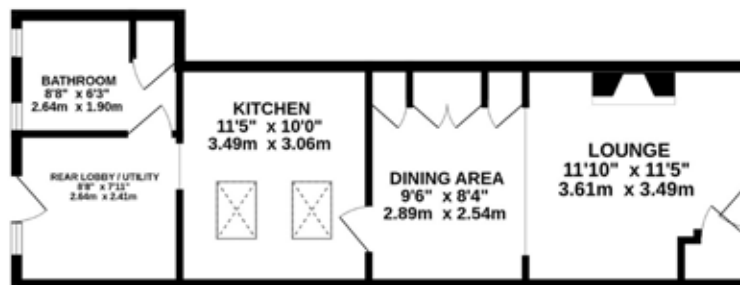
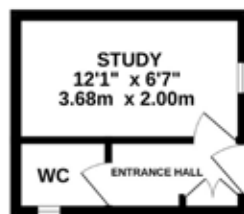
Directions

On the A134 from King's Lynn proceed south and continue through the village of Wereham, continue along this road and take the right hand turn into Boughton Road North/Stoke Road. Continue on this road where Chapel Road will be found at the end. The cottage will be found on the right-hand side identified by the Fine & Country For Sale Board.

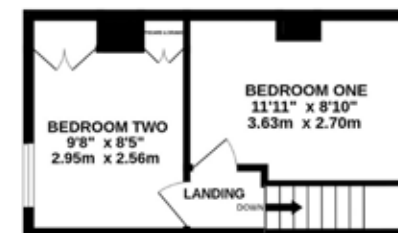
Services, District Council and Tenure

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Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
Kings Lynn and West Norfolk Borough Council - Tax Band A
Freehold

GROUND FLOOR
585 sq.ft. (54.4 sq.m.) approx.

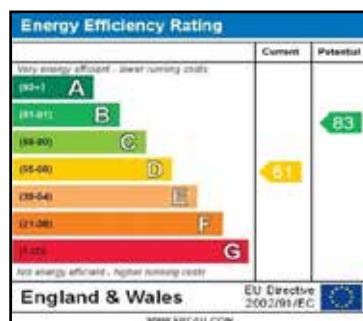


1ST FLOOR
227 sq.ft. (21.1 sq.m.) approx.



TOTAL FLOOR AREA : 812 sq.ft. (75.5 sq.m.) approx.

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