



Introducing
Lower Farm House, The Street,
South Pickenham

SOWERBYS

Upon arrival at the property, prospective tenants are welcomed into a spacious boot room that leads directly into the well-appointed ground floor accommodation.

The modern fitted kitchen, complete with an abundance of cupboard and worktop space, is ideal for anyone looking to showcase their culinary skills. It offers designated areas for all standard white goods. Beyond the kitchen lies the dining room which, featuring an operational wood burner, provides a warm and inviting space for entertaining at any time of day. The reception space extends further into a cosy sitting room, perfect for relaxing during the upcoming winter months.

From the sitting room, a useful utility cupboard houses the oil boiler. Completing the ground floor is a cloakroom with a wash basin and WC.

Stairs from the entrance hall lead to the first floor, where the bedroom and bathroom accommodation can be found.

Both the primary and second bedrooms are generous double rooms, each enjoying picturesque views over the surrounding countryside. The third and fourth bedrooms are also comfortable double rooms, suitable for all traditional furnishings. The main bathroom includes a shower over the bath, a wash basin and a WC. A second bathroom provides a shower, wash basin, WC and a heated towel rail.

The property is approached via a gravel driveway with parking for up to four vehicles. The surrounding private, enclosed garden features low-maintenance lawns, a spacious patio, a raised decking area and a variety of mature shrubs.

Available now on an initial 12-month tenancy.

SOUTH PICKENHAM

South Pickenham is a delightful rural village surrounded by rolling Norfolk countryside. Offering a peaceful and unspoilt setting, it is perfectly suited to those seeking a quieter way of life while remaining within easy reach of neighbouring market towns for day-to-day amenities. With its charming landscapes and strong sense of community, South Pickenham provides an idyllic backdrop for those wishing to enjoy the very best of countryside living.

AGENTS NOTE

No Pets

Available Now

Oil Central Heating

Available Unfurnished

12 Month Initial Tenancy

COUNCIL TAX

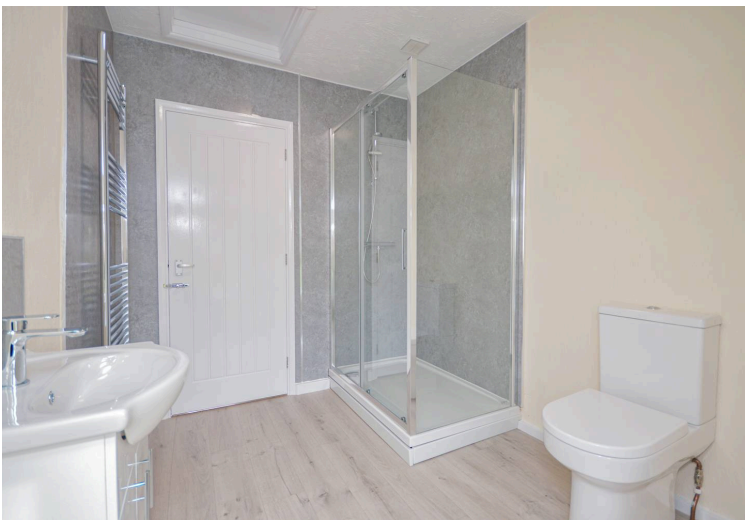
Band E.

ENERGY EFFICIENCY RATING

To be confirmed. The reference number or full certificate can be obtained from Sowerbys upon request. 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.

LOCATION

What3Words: [///crisper.beads.bonds](#)



SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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