



Tudor Cottage
New Lane | Mattishall | Norfolk | NR20 3JX

 FINE & COUNTRY

PUTTING DOWN ROOTS



“There’s something nostalgic about this property, a place where you can relax and unwind, where you can raise your children with fresh air and freedom.

In the same ownership for decades and much loved by four generations of the family, it has a wonderfully warm and welcoming feel.

It’s set within a well-served village, close to open countryside and within easy reach of main roads and country walks, so you can enjoy the best of it all here.”



KEY FEATURES

- An Attractive Period Property situated in the Sought After Village of Mattishall
- Four Bedrooms and Two Ground Floor Bath/Shower Rooms
- Kitchen/Breakfast Room with Separate Utility Room
- Three Reception Rooms
- The Property presents an Opportunity for Improvement
- Generous Plot including Space for a Vegetable Garden
- Double Timber Garage with Driveway providing Parking
- The Accommodation extends to 1,783sq.ft
- Energy Rating: E

In the perennially popular village of Mattishall, on the corner of a quiet lane, walking distance from the village centre, a highly rated local primary school and leisure facilities, you'll find this attractive period home. With the cosy character of a cottage combined with the generous proportions of a farmhouse it's a unique property and one that's been well loved over the decades. On the market for the first time in over 40 years, whilst you could move straight in, the property presents a great opportunity for the new buyer to make their own mark with improvements.

A Home With Heart

This property has been in the same family since 1982 and four generations have enjoyed celebrating Christmases, birthdays, anniversaries, Easter and many other special occasions here during that time. Growing up here, the children had a tree house and vegetable beds, enjoyed adventures across the garden and had freedom to play out or call for friends within the village. It's a truly lovely place in which to raise a family and would be equally perfect for a retired couple looking to embrace country life whilst still being part of a friendly and welcoming community.

Moving With The Times

The house is thought to have been three workers' cottages originally, opened into one larger home in the 1950s. It's packed with original features, including lovely tiled floors, oak beams and brick fireplaces. You have two characterful reception rooms at the front of the house, each with a fireplace, and the owners have happy memories of being cosy in front of the sitting room log burner in the winter. The kitchen is in the centre of the home and is a lovely sociable room with space for a family table and double doors leading onto a patio – perfect for your morning cuppa or a leisurely weekend brunch. There's a ground floor shower room and bathroom, in addition to a utility room.





KEY FEATURES

At the back of the house you'll find a magnificent family room with a dual aspect and doors to the east. This is a great spot for family gatherings and a good playroom for little ones. As your family grow and the house evolves, it could also be perfect for teens.

Upstairs there are three bedrooms to the front of the property, while a second set of stairs leads to a bedroom that's also ideal for teenagers. This is a house that can adapt to suit your changing needs over the years, so you won't outgrow it.

A Superb Setting

The garden is private and not overlooked, so great for entertaining in the summer or for children to play out. It also has space for a vegetable garden and a greenhouse for those wishing to grow their own. The location is excellent, in a generous plot on a quiet corner of the village of Mattishall. You have the centre of the village in one direction, with a primary school, GP surgery, shop, play area, church and fish and chip shop. Head the other way and you have a sports and social club, a nursery for little ones and a café. There's a strong sense of community here and if you're new to the area you'll find it easy to get to know people as there's plenty happening – something for everyone. Go a little further and you have a golf course, plus plenty of open countryside to explore on foot or perhaps by bike. You're within easy reach of the A47 here, which makes it easy to travel into the charming market town of Dereham or just a 20 minute drive over to Norwich.





















INFORMATION



On The Doorstep

A vibrant bustling, rural village, Mattishall is surrounded by beautiful, unspoilt countryside with the benefits of its own church, village shops, doctors surgery, pubs and schooling. It is positioned 12 miles west of the centre of Norwich and between Wymondham, 8 miles and Dereham, 5 miles. Higher education is available at Wymondham and Dereham High Schools. Wymondham College is also nearby and is the largest boarding school in Europe, offering education for children from the ages of 11 to 18. The market towns of Wymondham and Dereham both provide four medical centres between them whilst the Norfolk & Norwich University Hospital is only 10 miles distant. Local attractions include the Abbey and Historic Railway Museum at Wymondham, Norfolk Golf & country club at Reymerston and Barnham Broom Golf and Country Club.

How Far Is It To?

With the recent improvements to the A11, Thetford Forest, Newmarket and Cambridge are now commutable in under one hour with London just beyond. Heading north, the Norfolk coastline is an easy and rewarding excursion with its quaint villages and pretty sandy beaches. The Norfolk Broads can be found to the east of Norwich, the cathedral city and East Anglian capital of Norfolk with its exciting shopping opportunities afforded to it by the Chapelfields Development.

Directions

Leave Norwich on the A47 southern bypass heading towards Dereham. At the Honingham roundabout, take the first exit onto Norwich Road and then bear a slight left onto Mattishall Road. Continue onto The Street and then Mattishall Road. Continue onto Norwich Road and then turn left onto New Lane. Turn left and the property is found on the right hand side on the corner.

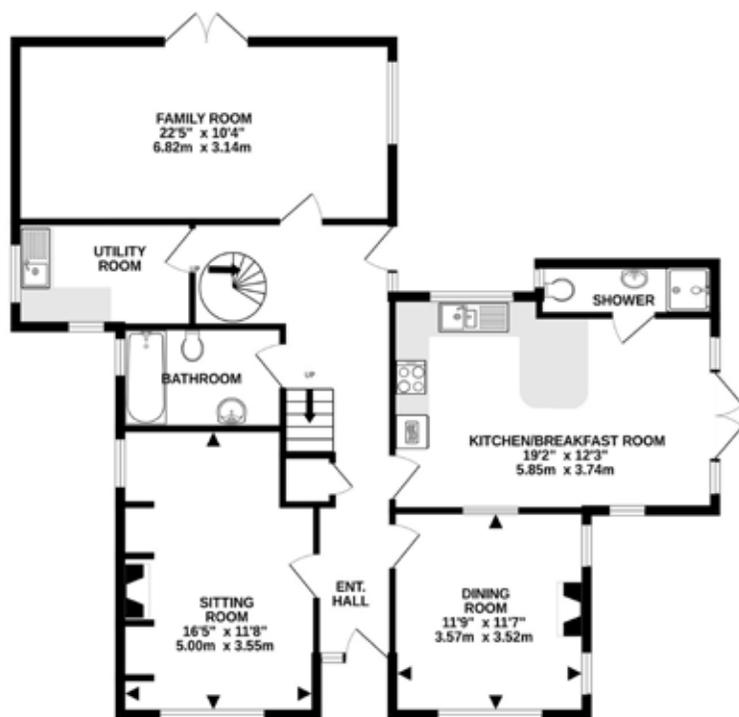
Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage
Broadband Available - not currently connected
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
Breckland District Council - Council Tax Band E
Freehold

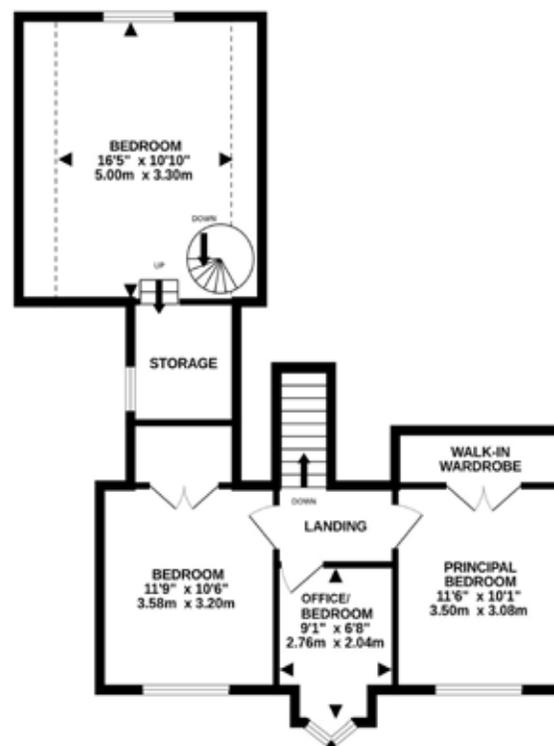
Norfolk Country Properties. Registered in England and Wales No. 06777456. Registered Office - Blyth House, Rendham Road, Saxmundham, IP17 1WA.

Copyright © Fine & Country Ltd.

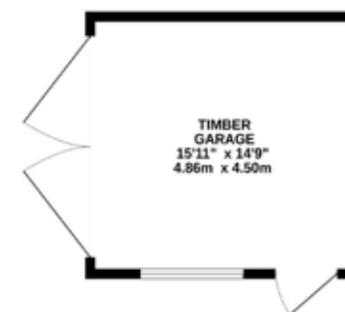
Please Note: All images and floorplans shown in the brochure and online remain copyright to the individual photographer and may not be used for any purposes whatsoever without prior permission.



GROUND FLOOR
1062 sq.ft. (103.4 sq.m.) approx.



1ST FLOOR
662 sq.ft. (64.3 sq.m.) approx.



GARAGE
235 sq.ft. (21.8 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING GARAGE) : 1783 sq.ft. (184.7 sq.m.) approx.
TOTAL FLOOR AREA : 2018 sq.ft. (187.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
Made with Metropix ©2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs	(94-100) A		
	(81-93) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
			71
		43	

England & Wales EU Directive 2002/91/EC
www.epcrea.com

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation

follow Fine & Country Norwich on



Fine & Country Norwich
12-14 Queen Street, Norwich, Norfolk, NR2 4SQ
01603 221888 | norwich@fineandcountry.com

