



THE STORY OF

Goldfinch Cottage

Swaffham, Norfolk

SOWERBYS



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Goldfinch Cottage

61 Shingham, Swaffham
PE37 8AY

Peaceful Location in Hamlet of Shingham

Extended Semi-Detached Cottage

Three Bedrooms with Far-
reaching Countryside Views

Spacious Dining Room

Cosy Sitting Room with Wood-burning Stove

Bespoke Naked Kitchen

Utility Room with Boot Room
and Cloakroom/WC

Solar PV Panels with Feed-in Tariff
and EV Charging Point

Range of Outbuildings, Workshop,
Studio/Home Office and Shed

Gated Driveway Parking

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Tucked away in the peaceful hamlet of Shingham, Goldfinch Cottage is an extended three bedroom semi-detached home that captures the charm of rural Norfolk, with characterful interiors and gardens enjoying far-reaching field views. Countryside walks begin from the doorstep, while the amenities of Swaffham are only a short drive away.

Inside, the layout works well for both everyday living and entertaining. A welcoming reception area leads to a generous dining/family room, the natural hub of the home, with doors opening to the garden for easy indoor-outdoor living. The separate sitting room offers a cosy retreat centred around a wood-burning stove, with its L-shaped layout also incorporating a useful study nook. The kitchen sits at the heart of the ground floor and was bespoke designed by Naked Kitchens to the vendor's specification, offering excellent storage and flexibility. In addition, a separate utility room and boot room extension (added in 2011), alongside a ground-floor cloakroom. Upstairs are three bedrooms and a family bathroom, each enjoying pleasant countryside outlooks and providing comfortable accommodation for couples, families or guests.

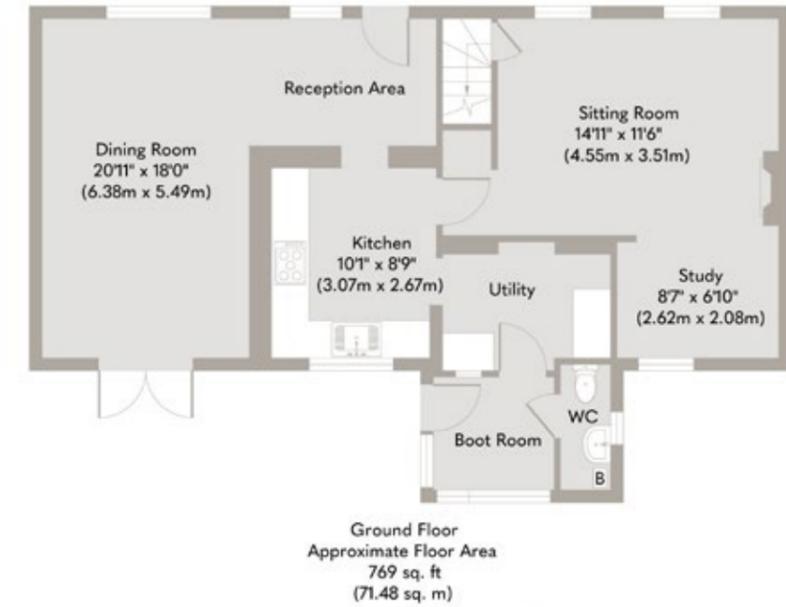
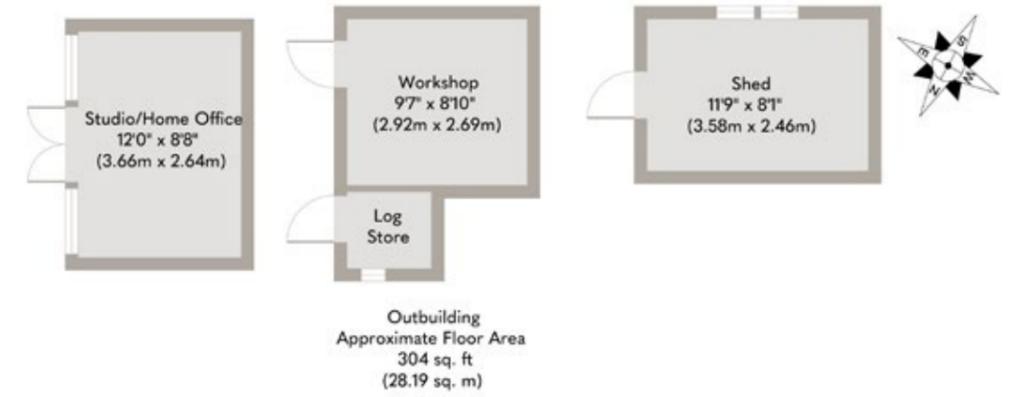
A particular feature is the range of outbuildings, including an insulated studio or home office with power and lighting, a brick-built workshop with log store, and a separate shed - ideal for work, hobbies or storage. Outside, the property sits within a plot of around 0.15 acres (STS), approached via a gated gravel driveway with ample parking and an EV charging point. Solar PV panels installed in 2012 benefit from a feed-in tariff. To the rear, mature, well-tended gardens and patio areas provide space for outdoor dining and relaxing, all set against open countryside views.

Shingham offers a quiet rural setting, while nearby Swaffham provides schools, amenities and its popular weekly market.



Our favourite spot in the house is the main bedroom, because of the view across the open fields. We see all sorts of wildlife.





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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Shingham

SERENITY IN THE NORFOLK COUNTRYSIDE

Shingham is a tranquil rural hamlet in the heart of Norfolk, offering a peaceful countryside lifestyle while benefiting from excellent amenities in nearby towns and villages. Surrounded by rolling farmland and scenic landscapes, it is an ideal location for those seeking a quiet retreat with easy access to essential services and leisure facilities.

While Shingham itself is a small and unspoilt hamlet, the neighbouring village of Beachamwell provides a welcoming community with a charming parish church and access to scenic walking routes. Just a 10-minute drive away, the historic market town of Swaffham offers a wide range of amenities, including supermarkets such as Waitrose, Tesco, and Asda, along with independent shops, pubs, restaurants, and cafés. The town is also well-served by three doctors' surgeries, primary and secondary schools, and a variety of leisure and sporting facilities, including a popular golf club. Swaffham's vibrant Saturday market and historic landmarks, such as The Buttercross and the impressive parish church, add to its appeal.

For those needing further amenities, King's Lynn is approximately 15 miles west, providing excellent transport links, additional shopping options, and a rich history dating back to the Middle Ages. Once England's most important port, its well-preserved medieval and Georgian architecture, the historic quarter, and attractions like True's Yard Museum and The Walks park offer plenty to explore. Norwich, around 30 miles away, provides even more extensive shopping, cultural, and entertainment opportunities.

With its peaceful rural setting and easy access to nearby towns, Shingham offers the best of both worlds—tranquil countryside living with modern conveniences just a short drive away.



Note from the Vendor



“We love sitting outside at night, with no light pollution, watching the stars in the silence. The moonrise is spectacular. From our bedroom window we watch the wildlife in the morning sunshine, especially goldfinches.”



SERVICES CONNECTED

Mains water and electricity. LPG Gas fired central heating. Drainage via septic tank. EV Solar panels and EV charging point.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 9350-2076-4500-2695-8565.

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: ///poem.tricks.conceals

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SOWERBYS

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