



THE STORY OF

# Maple Cottage

*Great Massingham, Norfolk*

SOWERBYS



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# Maple Cottage

1 Mill Lane, Great Massingham, Norfolk  
PE32 2HT

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Desirable Village Location in Great Massingham

Charming Period Cottage

Three Bedrooms

Approx. 1,125 sq. ft. of Living Space

Two Well-Proportioned Reception Rooms

Separate Kitchen with Adjoining  
Utility/Boot Room

Characterful and Versatile Layout

Family Bathroom to the First Floor

Excellent Village Amenities Nearby

Close to The Dabbling Duck, Post  
Office and Village Stores

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An utterly charming period cottage set in one of the most coveted village settings in Northwest Norfolk, Maple Cottage enjoys an enviable position on the corner of Mill Lane & Station Road in the heart of Great Massingham.

Beautifully arranged over two floors and extending to approximately 1,125 sq. ft., the house offers a wonderful balance of character, comfort and versatility. The ground floor is particularly well suited to both everyday living and entertaining, with a generous sitting room and a separate dining room creating two distinct reception spaces, while the kitchen sits to the rear alongside useful ancillary space which is currently utilised as a utility/boot room with provision made for a downstairs shower room.

Upstairs, there are three bedrooms served by a family bathroom, making the house equally appealing as a permanent home, weekend retreat or investment in a prime village location.

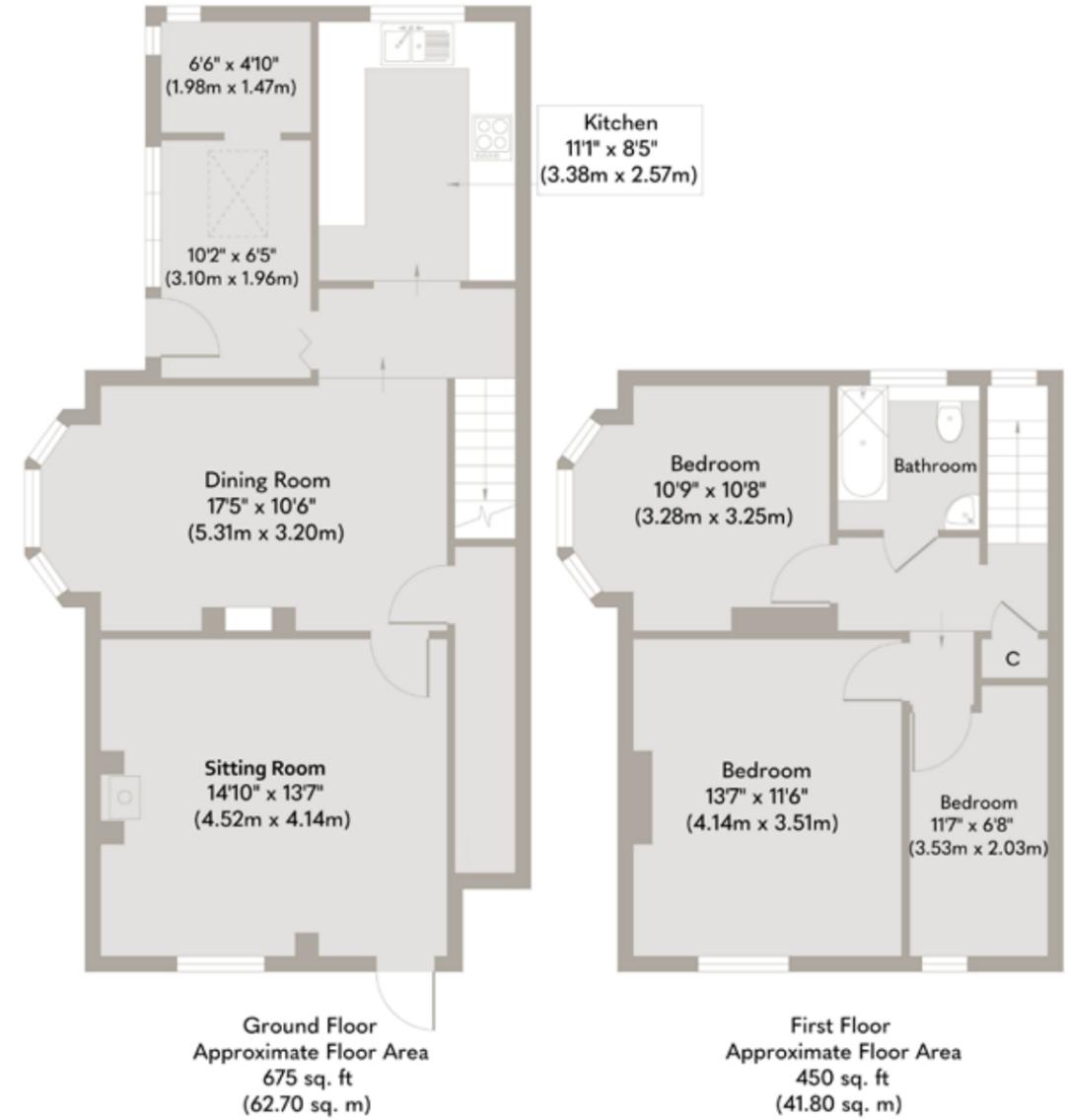
What makes this home especially compelling is not only its charm, but the lifestyle that comes with it. Great Massingham is arguably one of the most desirable villages in Northwest Norfolk, celebrated for its picturesque setting and strong sense of community. Excellent amenities are on hand within the village itself, including the much-loved Dabbling Duck, together with the post office and village stores along with the Cartshed café all of which add to the rare convenience of this highly desirable rural setting.

Maple Cottage presents an exciting opportunity to acquire a home of character in a location that consistently proves popular with buyers seeking the very best of Norfolk village life.



Three words to describe the home would be safe, warm and characterful.





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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# Great Massingham

AWARD-WINNING CHARM, VIBRANT COMMUNITY, SERENE COUNTRYSIDE



One of Norfolk's most attractive villages, Great Massingham enjoys a thriving community and rural village life, whilst nestled between the busy market towns of King's Lynn and Fakenham. There is a local primary school, pre-school, a village shop and post office, and The Cartshed Tea Room. The Dabbling Duck is a popular pub within the village, which offers an excellent restaurant alongside a Bed and Breakfast and is run by a local husband and wife team.



Multiple large ponds can be found throughout the village, which has won many awards such as 'CPRE Community Open Spaces award and several 'EDP Pride in Norfolk' awards. Opposite the impressive village green is St Mary's church, which has been a focal point of the village for hundreds of years. The magnificent 13th century porch was once used as a school room and is thought to have been where Sir Robert Walpole, England's first prime minister in 1720, was educated as a young boy.



In the heart of Great Massingham is the Village Hall, which was refurbished in 2019, and hosts many activities and clubs such as tennis, bowls, table tennis, billiards, snooker and more. There's also a film and quiz night held here each month.

If you're looking for a quieter life with beautiful countryside walks, whilst remaining close to amenities, then Great Massingham is certainly one to explore.



## Note from the Vendor



"We are very close to the coast, and Sandringham is just down the road. We have many memories of exploring the woods with the kids."



### SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

### COUNCIL TAX

Band B.

### ENERGY EFFICIENCY RATING

E. Ref- 6436-0522-0500-0808-9226

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: ///choppers.speak.figs

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# SOWERBYS

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