



THE STORY OF

# Hill Cottage

*Feltwell, Norfolk*

SOWERBYS



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6 Short Beck, Feltwell, Norfolk  
IP26 4AD

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Handsome Detached Cottage-Style Home  
Set Within a 0.3 Acre Plot (STMS)

Electric Gated Driveway Providing  
Privacy and an Impressive Approach

Over 2,200 Sq Ft of Accommodation

Striking Vaulted Kitchen with Central  
Island, Ideal for Entertaining

Three Generous Bedrooms, Including a Principal  
Suite with Dressing Area and En-Suite

Flexible Ground Floor Study/Fourth  
Bedroom, Ideal for Home Working

Separate Sitting Room with Brick  
Fireplace and Wood-Burning Stove

Energy Efficient Upgrades Including Air Source  
Heating and Solar PV with Battery Storage

Newly Constructed Garage/Carport with  
Additional Parking and Storage

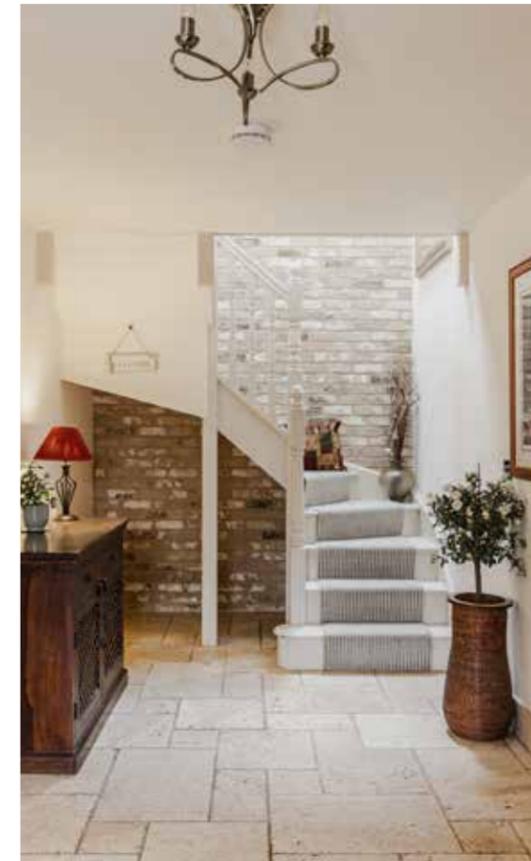
Private Gardens, Perfect for Outdoor Entertaining

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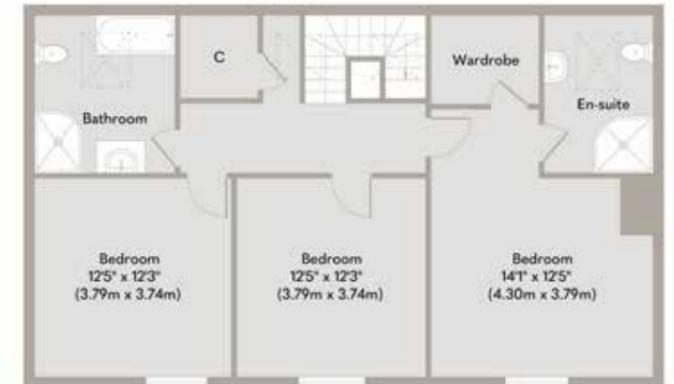
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Set behind a walled front boundary with an electric gated driveway, and positioned centrally within a delightful plot extending to just over 0.3 acres (STMS), Hill Cottage is a handsome detached home that beautifully combines the charm of a country cottage with the comfort, efficiency and scale of modern living. Extending to approximately 2,219 sq ft, and further enhanced by a newly constructed garage/carport, this is a house of both presence and practicality.

At the heart of the home is a striking vaulted kitchen, a wonderfully sociable space designed as much for everyday living as it is for entertaining. With an impressive central island, it is perfectly suited to family gatherings and relaxed hosting alike, flowing naturally through to the dining area and adjoining reception rooms. A separate sitting room with a central brick fireplace housing a must-have wood burning stove provides a more peaceful retreat, while the ground-floor study offers excellent flexibility for home working, guests or use as a fourth bedroom. A utility room and cloakroom further enhance the functionality of the ground floor.

Upstairs, three comfortable and generously proportioned bedrooms are arranged around a central landing, including a principal suite with its own wardrobe/dressing area and en suite, in addition to a well-appointed family bathroom. The overall layout is balanced and adaptable, lending itself equally well to modern family life and entertaining.



First Floor  
 Approximate Floor Area  
 899 sq. ft  
 (83.56 sq. m)



Ground Floor  
 Approximate Floor Area  
 1320 sq. ft  
 (122.63 sq. m)



Outbuilding

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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What sets Hill Cottage apart is the way in which it blends character with thoughtful, future-facing upgrades. The property benefits from Daikin air source heating, with underfloor heating to the ground floor and radiators to the first floor, while the current owner has also installed Solar PV with battery storage, bringing an energy-conscious edge to an already impressive home.

Outside, the grounds create a wonderful sense of arrival and privacy, with the electric gated driveway complementing the house beautifully. The recently added garage/carport provides valuable covered parking and storage, while a covered pergola offers an inviting space for outdoor entertaining, perfectly suited to those typically British summer evenings by providing both shade from the sun and shelter from the rain.

Positioned within Feltwell, a well-served Norfolk village with a primary school, local shops, Post Office, public house, doctors' surgery and other everyday amenities, the property enjoys the appeal of village life with countryside close at hand, as well as convenient access to the borders of Suffolk and Cambridgeshire.

A substantial detached village home with modern systems, excellent versatility and a strong sense of setting, Hill Cottage is a property that feels ready for both immediate enjoyment and long-term living.



# Feltwell

EMBRACE VILLAGE LIFE WITH  
MODERN COMFORTS CLOSE BY



The large village of Feltwell is ideally located for walks or bike rides in picturesque country surroundings. The street known as 'The Beck' was once a river.

The village is incredibly well served, with a convenience store, a Post Office, and numerous shops, as well as two pubs and a Chinese takeaway. With a thriving community, there's a social club and plenty of leisure activities to take part in. Residents also benefit from a primary school, a doctor's surgery, a pharmacy and a vet. The village also has two churches and a Methodist chapel. Unless you want to, there's no need to leave!

Further amenities are available in Downham Market, Ely and Thetford, each within a 30 minute drive. Approximately 20 miles away, perched on the banks of the River Ouse, King's Lynn has been a centre of trade and industry since the Middle Ages, and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

With Cambridge, Peterborough and Norwich all within an hour's drive and a direct rail line from King's Lynn and Ely into London King's Cross, a growing number of professionals are attracted to the area. It's easy to see the appeal of this central location within easy reach of the wider world, yet enjoying the tranquillity and beauty of the Norfolk and Suffolk countryside.



## Note from Sowerbys



“Moving here gave us a much better quality of life, more space, easy access to the countryside...it is a very special place to live.”



### SERVICES CONNECTED

Mains electricity, water and drainage. Daikin air source heat pump with underfloor heating to ground floor and radiators to first floor

### COUNCIL TAX

Band E.

### ENERGY EFFICIENCY RATING

B. Ref:- 0450-3804-7776-9593-1951

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: /// change.talking.haggling

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# SOWERBYS

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