



THE STORY OF
Omega Cottage
Grimston, Norfolk

SOWERBYS



THE STORY OF

Omega Cottage

4 The Green, Grimston, Norfolk
PE32 1AG

Offered with No Onward Chain

Victorian Era Semi-Detached Cottage

Excellent Position Overlooking Village Green

Beautifully Presented Inside and Out

Deceptively Spacious and Versatile
Accommodation Extending to 1,357Sq.ft

Three Reception Rooms and Delightful
Kitchen with Rayburn

Three Bedrooms, En-Suite and
Ground Floor Shower Room

Solar PV Installed for Added Efficiency

Mature, Private South/West Facing Garden

Gated Driveway Parking

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Deceptively spacious and wonderfully versatile, Omega Cottage is a charming Victorian semi-detached home overlooking the village green. Extending to approximately 1,357 sq. ft., it blends period character with practical modern living, offering three reception rooms, a kitchen centred around an oil-fired Rayburn, three bedrooms and two bathrooms.

Cherished by the current owners for the past 20 years, the cottage has been sensitively updated while retaining the warmth and personality of a true country home. Solar PV adds modern efficiency, while the Rayburn forms the heart of the house and enhances its traditional cottage feel. The generous layout provides flexible space suited to family life, home working or guest accommodation.

The gardens are a particular highlight. Mature and private, they enjoy a south-west facing aspect that fills the house and garden with light throughout the day. The lounge makes the most of the outlook, while a covered patio provides an ideal setting for outdoor dining and relaxed evenings.

Omega Cottage also offers an enviable lifestyle, with countryside footpaths accessible directly from the doorstep and village amenities close by. The surrounding villages of Grimston, Pott Row, Congham and Roydon provide shops, pubs, a post office, doctor's surgery and bus links, while nearby Sandringham and the Norfolk coast offer excellent opportunities for exploring the area.

Believed to have originated as a farm cottage or shooting lodge, the property has adapted gracefully over time to create a home full of charm and character. With gated driveway parking and the added benefit of no onward chain, Omega Cottage presents a rare opportunity to acquire a distinctive village home in a peaceful yet well-connected setting.

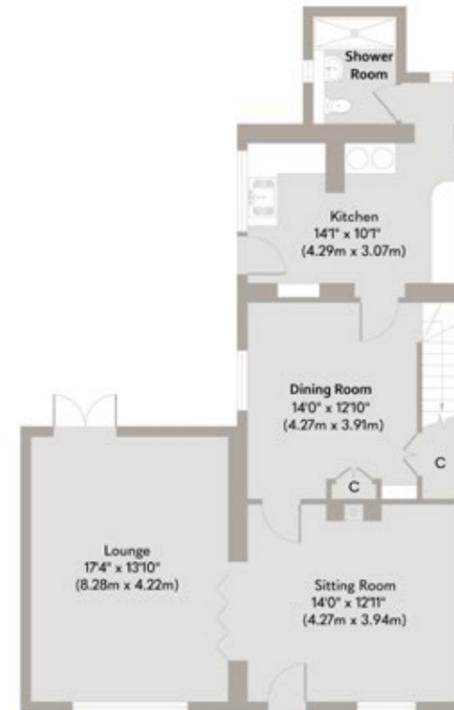


Originally built as a farm cottage/shooting lodge, the property has evolved and been updated over the years to reflect changing times.





First Floor
Approximate Floor Area
536 sq. ft
(49.79 sq. m)



Ground Floor
Approximate Floor Area
821 sq. ft
(76.27 sq. m)

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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Grimston

EMBRACE NORFOLK'S CHARM IN A TRANQUIL VILLAGE

If you're looking for somewhere to settle down and enjoy the Norfolk way of life, then the quaint, rural village of Grimston is certainly a place to consider.

The Grade I Listed Church of St Botolph has late Saxon / early Norman origins and was largely extended in the 14th and 15th centuries and hosts regular services throughout the year.

The village offers amenities such as the Grimston Medical Centre, a shop with a post office and a local pub, The Old Bell. For those looking to get creative, there's also the Crafty Corner Shop, which offers workshops and classes, and Norfolk Creative Arts, an art school for a variety of levels, is located opposite the church and hosts exhibitions throughout the year.

Grimston Cricket Club is a community focused club dating back over 100 years. The adults team play in the Mid-Norfolk Sunday Cricket League and there are several youth teams too.

On the outskirts of the village is the popular Three Horse Shoes Pub and Congham Hall, a beautiful hotel with a lavish restaurant and a spa.

The famous Royal Sandringham Estate is just over 5 miles away, where the village Greenfingers Group take part in the annual Sandringham Flower Show and so far have achieved 10 gold medals.

The nearby historic market town of King's Lynn is 8 miles away with a plethora of shops, entertainment activities and eateries.

Tranquil rural living, with the convenience of a nearby bustling town with excellent travel links, Grimston is a wonderful place to call home.



Note from the Vendor



“Three words to describe the home would be countryside, space and community.”



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.
PV Solar panels.

COUNCIL TAX

Band C

ENERGY EFFICIENCY RATING

C. Ref:- 3900-1678-0622-6509-3763.

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: ///strapped.differ.supporter

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SOWERBYS

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