



THE STORY OF

Field Cottage

East Winch, Norfolk

SOWERBYS



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East Winch, Norfolk
PE32 1NR

Edwardian Estate Cottage

Fully Renovated in 2018 to
Exacting Standard of Finish

Field Views Front and Rear

Three Bedrooms

Two Reception Rooms

Kitchen/Breakfast Room with Island

Two Wood-Burning Stoves

Log Cabin with Power, Light and Water Connected

Generous Gardens and Parking

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Set against open fields to both the front and rear, Field Cottage is an immaculately presented Edwardian semi-detached estate cottage that beautifully balances period character with the ease of modern living. Fully renovated and restored in 2018, with a comprehensive programme of improvements, it has a calm and elegant feel throughout and offers a lifestyle that is increasingly hard to find - peaceful, characterful and deeply connected to the surrounding countryside, yet within easy reach of the nearby market towns of King's Lynn and Swaffham.

Inside, the house is both inviting and practical, with two well-proportioned reception rooms creating a wonderful sense of versatility. The sitting room is especially cosy, with a bay window enjoying pleasant views over the fields to the front, and a fireplace housing a multi-fuel stove, while the separate dining room is ideal for both everyday family life and entertaining.

“Every season suits this home perfectly - from cosy winters by the log burner to wonderful summers in the garden.”

To the rear, the kitchen/breakfast room is a standout space, filled with natural light from the roof lantern and glazed doors. It is fitted with attractive cabinetry, a central island and integrated appliances. A useful utility room and a well-appointed family bathroom complete the ground floor.

Upstairs, three bedrooms are arranged around the landing, including two doubles with field views, and a third room that would work equally well as a nursery, dressing room or home office.





This home has grown with us - perfect as a young couple and just as wonderful for family life.



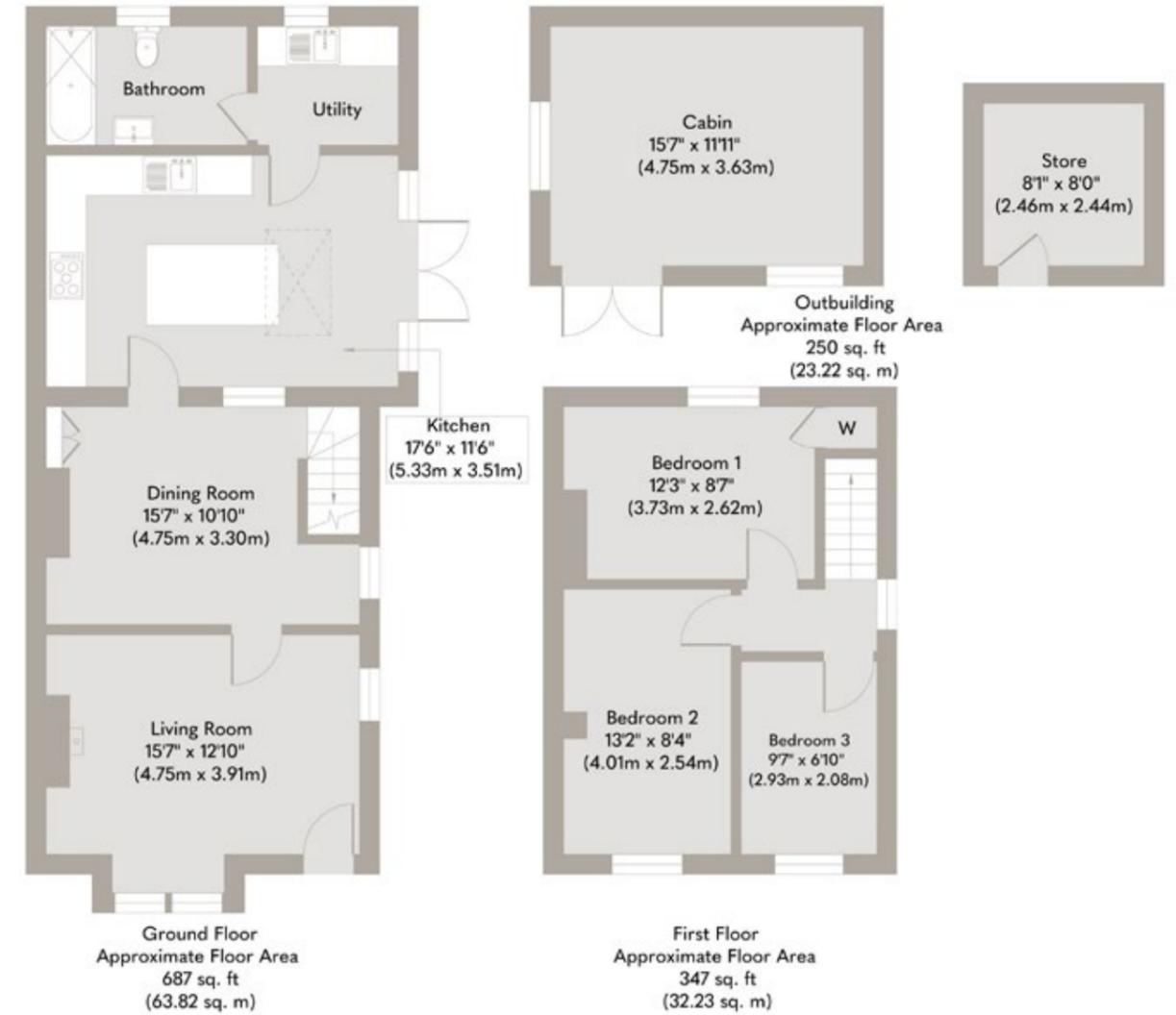
Outside, the setting truly comes into its own. A private shingled driveway provides ample parking for several vehicles, while the gardens have been meticulously maintained and thoughtfully designed to be enjoyed throughout the seasons. A covered patio extends from the kitchen, perfect for summer lunches and long evenings with friends, alongside a generous lawn ideal for children to play. There is also a vegetable garden with greenhouse, a useful Carrstone-built store, and a superb detached log cabin connected to power, water and drainage.

It is easy to picture exactly why the current owners have so enjoyed hosting family barbecues here, or simply watching the changing seasons unfold across the surrounding fields.

“Spring and summer here are amazing, especially enjoyed out in the gardens.”

There is also a lovely thread of history to the cottage, which is understood to have once formed part of the East Winch Hall estate, housing one of its workers. Today, it occupies a well-connected position within this popular West Norfolk village, convenient for the A47, with a village Post Office/store nearby, East Winch Common close at hand for walks, and King's Lynn approximately six miles away, offering a wider range of shopping, leisure facilities and rail links to London.

Beautiful, calm and characterful, Field Cottage is a home that has worked just as well for a young couple as it has for a growing family, offering space, storage, outdoor living and a genuine sense of country life.



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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East Winch

WELL-LOCATED,
QUIET NORFOLK ESCAPE

Situated on the A47 Norwich to King's Lynn road is East Winch.

It has a village pub and a church, with more facilities found in neighbouring villages.

Perched on the banks of the River Ouse, King's Lynn is the nearest town to East Winch. A centre of trade and industry since the Middle Ages, its rich history is reflected in the many beautiful buildings lining the historic quarter.

Originally called Bishop's Lynn, the town was surrendered to the crown during Henry VIII's reign and renamed King's Lynn. In the 14th century, it was England's most important port, dominated by the Hanseatic League. Though London's rise eroded its prominence, ship-building and fishing flourished—documented at True's Yard Museum.

King Street, running from Tuesday Market Place to the Custom House, was once 'Stockfish Row' for its many fish merchants. With a listed building every 26ft, Sir John Betjeman called it one of England's finest walks. In 1845, it had at least ten pubs—today, it's home to WhataHoot distillery, with its gin school and handmade spirits.

With Cambridge, Peterborough and Norwich all under an hour's drive and a direct rail line to London King's Cross in just 1 hour 40 minutes, King's Lynn draws professionals seeking easy commutes. The town's Vancouver Centre offers high street names and independents, while The Majestic Cinema and Alive Corn Exchange are great for a film or show. St George's Guildhall—the UK's largest surviving medieval guildhall—is now a vibrant arts centre.



Note from the Vendor



“We love seeing the farmers in the surrounding fields each year – it's part of what makes living here so special.”

Countryside Views



SERVICES CONNECTED

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

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 2462-2111-7361-3213-4978

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: ///defensive.opponent.dinosaur

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SOWERBYS

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