



Shropham Road | Thetford | IP24 1NL

Asking Price £260,000

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A charming Grade II listed cottage with character including exposed beams, chimneys, wood burners and private enclosed rear garden.

- Grade II Listed cottage
- Large Lounge with wood burner
- Ground floor bathroom
- On road parking
- Three bedroom
- Kitchen/diner with wood burner
- Private rear garden

The Location

Great Hockham is a picturesque village situated in the heart of Norfolk's countryside. The Village is on the eastern edge of Breckland, 6 miles from both Watton and Attleborough and 8 miles from Thetford. Within walking distance of the village is Thetford Forest, with its numerous walks and trails (including the Pingo Trail) and the Peddars way forms part of the village's western parish boundary. The A1075, the main Thetford to Watton road, bypasses the village. Great Hockham has a picture postcard village green at its centre.

The Property

Charming Grade II Listed Country Cottage with Character and Charm





This delightful three-bedroom semi-detached cottage offers a rare opportunity to live in a home full of character and historical charm. As you step through the front door, you're welcomed into a cosy lounge featuring an exposed brick floor, a stunning chimney breast, and walls brimming with character. The central wood burner adds warmth and charm, making this the perfect spot to relax on chilly evenings.

The country-style kitchen, complete with its own wood burner, provides a warm, inviting space for cooking and dining. A separate utility room and with a door leading out to the garden ensures practicality alongside the charm. Conveniently located on the ground floor is a well-appointed bathroom with a shower cubicle, separate bath, WC, and bidet, offering ample space and comfort. Upstairs, the property boasts two separate staircases leading to the three bedrooms, with the main bedroom offering access through other rooms, providing a unique layout full of character. This is an exceptional opportunity to own a piece of history in a picturesque country setting.

The Outside

The property is nestled behind mature hedging, offering a high level of privacy. A pathway leads to the front door, passing by a wood store. At the rear of the property, you'll find a private, enclosed garden primarily laid to lawn, perfect for outdoor activities. Additionally, there is a gardener's WC for convenience.

Services

Mains electricity, mains water, mains drains, heating is via wood burners and storage heaters

Freehold

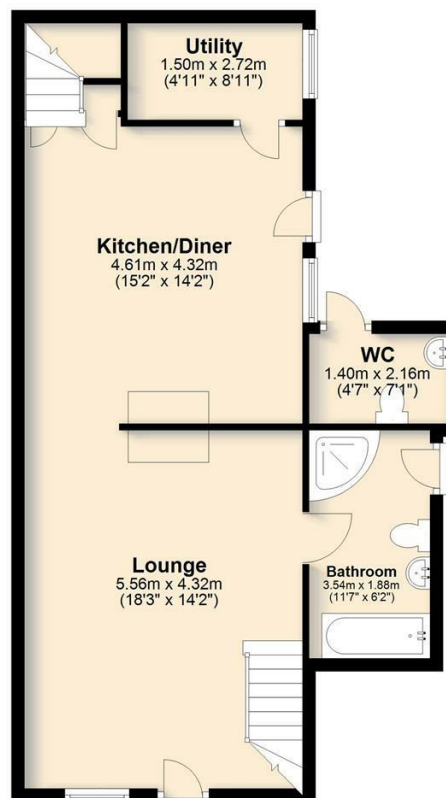
Council Tax - B

Viewing strictly by appointment via Twgaze



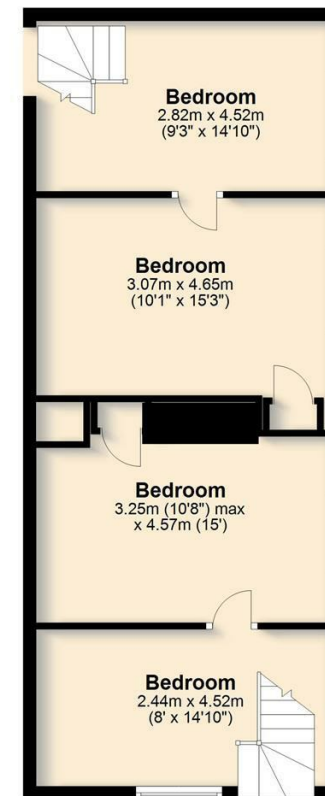
Ground Floor

Approx. 61.6 sq. metres (663.5 sq. feet)



First Floor

Approx. 54.2 sq. metres (583.8 sq. feet)



Total area: approx. 115.9 sq. metres (1247.3 sq. feet)

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