



A CHARMING THREE BEDROOM END-OF-TERRACE PERIOD COTTAGE SITUATED IN A QUIET RURAL HAMLET

Good Ale Cottage, Grange Road, Pockthorpe, Norfolk PE31 8TD

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ESTABLISHED 1966

Good Ale Cottage
Grange Road
Pockthorpe
Norfolk
PE31 8TD

A VERY WELL-PRESENTED TRADITIONAL COTTAGE WITH PARKING, GARDENS AND TWO USEFUL OUTBUILDINGS

Guide Price: £399,950 (20.03.25)
Freehold BUR250024

- A pretty period cottage in a tranquil rural setting between Fakenham and Kings Lynn.
- Offered for sale for the first time for over 35 years with no onward chain.
- Accommodation of over 1200 sq.ft. comprising; Porch, Inner Hall, Cloakroom, Kitchen/Dining Room, Sitting Room, Garden Room, Landing, Bedroom with En-suite Shower Room, two further Bedrooms and a Shower Room/WC.
- Outside; the property is approached over a shared driveway leading to a gated parking and turning area. The well-stocked and cared-for garden is largely laid to lawn and backs onto arable farmland. There are two useful outbuildings with potential to convert into study/annex subject to receiving the relevant consents.
- Desirable features include pamment tiled floors, wood-burning stove in kitchen and sitting room, exposed ceiling timbers & oak-framed garden room.
- Walking distance to East Rudham village amenities including a deli, public house, primary school and tea rooms.







POCKTHORPE is a small rural hamlet surrounded by rolling, open countryside situated between Fakenham and King's Lynn. The nearby villages of East Rudham and West Rudham are both within walking distance and are home to some of the area's most popular pubs as well as a post office/store, vets and a family butcher. There is a doctors' surgery at nearby Great Massingham. The surrounding area is predominantly rural with Houghton Hall, a Palladian stately home set in 1000 acres of park and farmland, just to the north. The hamlet lies just to the south of the A148 which provides easy access into the Hanseatic port and medieval market town of King's Lynn, which offers a comprehensive range of shops and facilities as well as a mainline railway line to London King's Cross (97 mins). The North Norfolk coast at Brancaster is only 14 miles away with Burnham Market a similar distance.









FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest. Some items and contents may be available by separate negotiation if required.

IMPORTANT NOTICE: These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on such matters prior to purchase.

VIEWING: Early inspection is recommended through the Agents. For an appointment please telephone BEDFORDS, The Bower House, Market Place, Burnham Market, King's Lynn, PE31 8HF. Tel: (01328) 730500. All our properties can be found on the internet at www.bedfords.co.uk

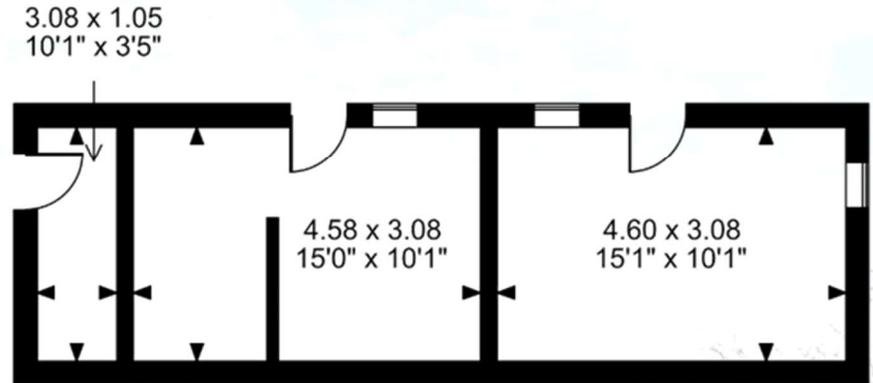


ENERGY PERFORMANCE CERTIFICATE (EPC):

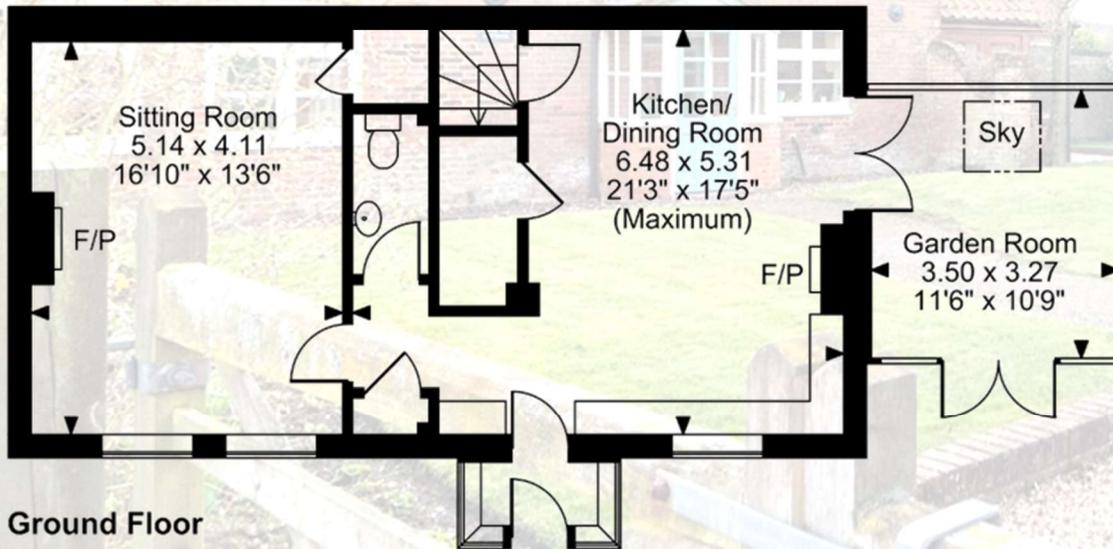
A full copy of the EPC is available upon request

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		EU Directive 2002/91/EC	

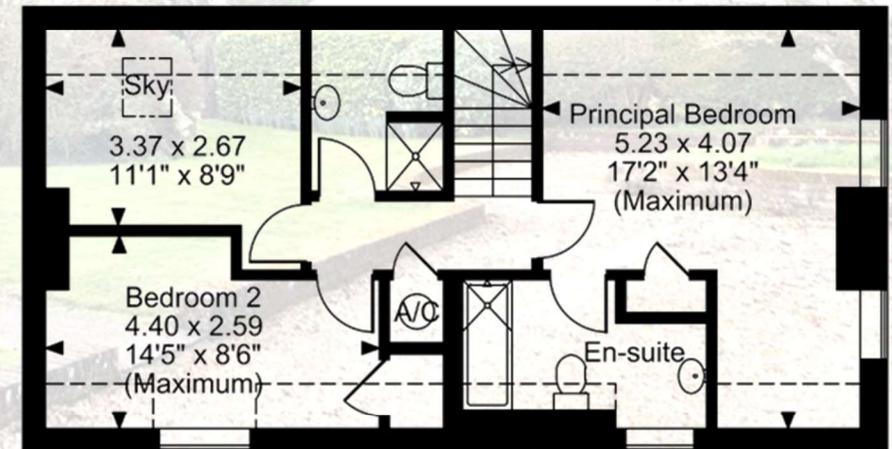
Good Ale Cottage, Grange Road, Pockthorpe
Approximate Gross Internal Area
Main House = 1236 Sq Ft/115 Sq M
Outbuilding = 354 Sq Ft/33 Sq M
Total = 1590 Sq Ft/148 Sq M



Outbuilding



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

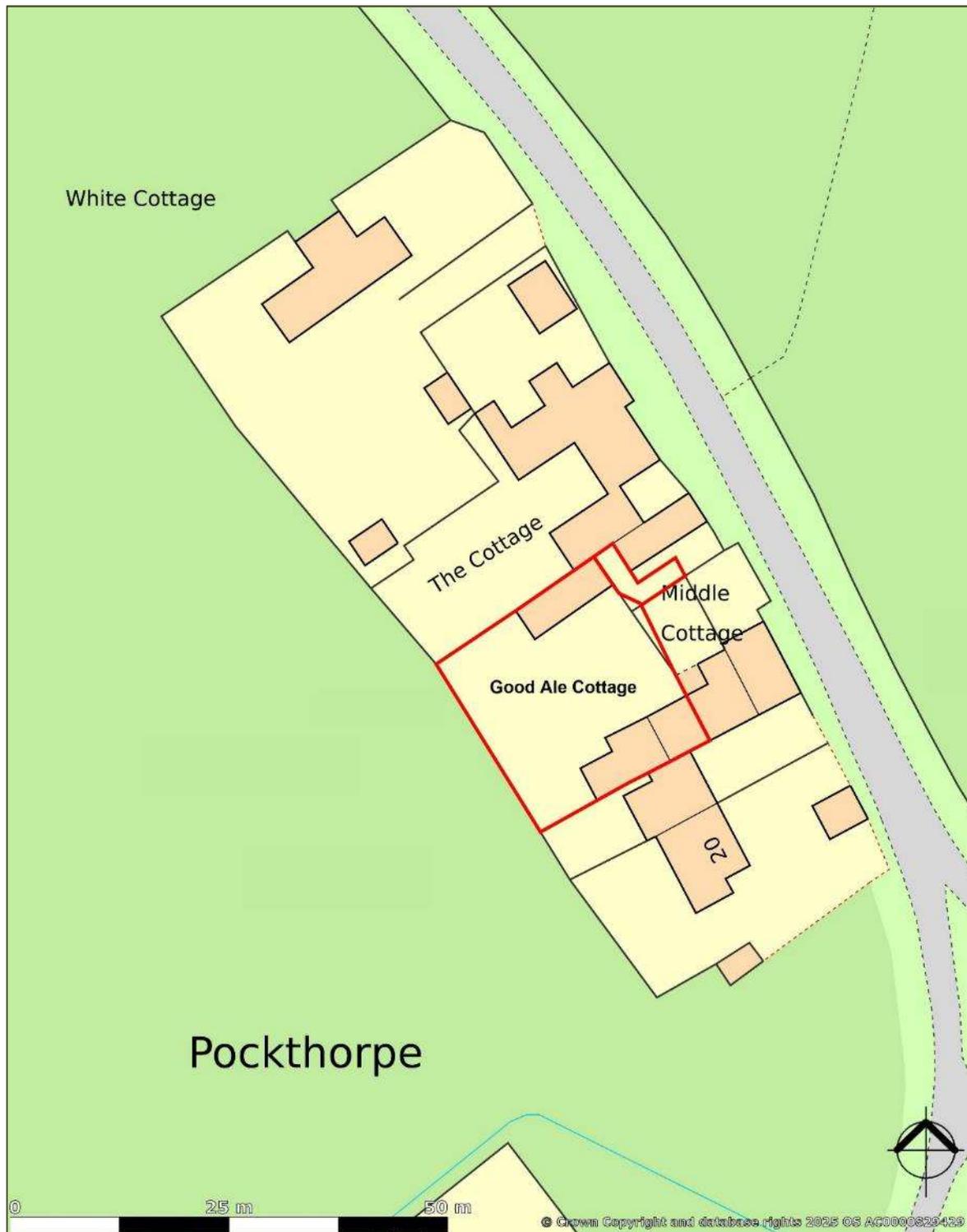
The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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5000 418
COTTAGE



HEATING: Economy 7 night storage heaters and two wood-burning stoves.

COUNCIL TAX: Band C

SERVICES: Mains water and electricity. Drainage to septic tank.

BROADBAND: Ofcom report that Ultrafast broadband is available to the property.

MOBILE COVERAGE: Ofcom report that indoor reception is as follows; EE and Three have limited voice and data and Vodafone and O2 are likely to have voice and data. Ofcom report that outdoor reception is as follows, EE, Three, O2 and Vodafone are likely to have voice and data.



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