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Cobweb Cottage

Church Lane

Whittington

£300,000

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## Cobweb Cottage

Whittington, King's Lynn, PE33 9TG

Cobweb Cottage is a delightful riverside home, perfectly positioned along Church Lane in the village of Whittington. Offering a rare opportunity to acquire a property with direct river frontage, the cottage benefits from its own private mooring and landing stage to the rear of the garden—ideal for those seeking a tranquil lifestyle by the water. The accommodation is both charming and well-proportioned, comprising a welcoming living room featuring a cosy wood-burning stove, perfect for relaxing evenings. The kitchen/dining room provides a sociable space for entertaining, while the conservatory enjoys lovely views over the garden whilst providing utility space. To the first floor are two generously sized double bedrooms, along with a well-appointed family bathroom. Externally, the property truly excels. The generous landscaped garden has been thoughtfully designed to make the most of its riverside setting, featuring a patio area, summer house, and a dedicated outdoor dining space—ideal for enjoying the picturesque surroundings. The direct river access, complete with a 25' mooring and landing stage, adds to the property's unique appeal. Further benefits include oil central heating and double glazing. Cobweb Cottage represents a rare and unique opportunity to purchase a charming riverside home in a desirable location—early viewing is highly recommended to fully appreciate all that this special property has to offer.



### Entrance Hall

3' 9" x 6' 2" (1.14m x 1.88m)

### Living Room

15' 1" x 9' 9" (4.60m x 2.97m)

### Kitchen/Dining Room

18' 3" x 9' 10" (5.56m x 3.00m)

### Conservatory

15' 9" x 8' 6" (4.80m x 2.59m)

### Landing

3' 8" x 2' 7" (1.12m x 0.79m)

### Bedroom 1

15' 0" x 9' 5" (4.57m x 2.87m)

### Bedroom 2

7' 5" x 10' 2" (2.26m x 3.10m)

Min.

### Bathroom

7' 0" x 7' 2" (2.13m x 2.18m)

### Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to King & Partners in the first instance.