



**Berties Cottage, Pockthorpe**  
**Guide Price £285,000**

**BELTON DUFFEY**



## BERTIES COTTAGE, GRANGE ROAD, POCKTHORPE, NORFOLK, PE31 8TD

An extended 3 bedroom period mid terrace cottage with driveway parking and a west facing garden with fine countryside views in a peaceful rural setting. No onward chain.

### DESCRIPTION

Berties Cottage is a charming mid terrace period home set in a delightful rural location within the peaceful and conveniently situated hamlet of Pockthorpe. Enjoying fine views over open countryside to the rear, the property offers spacious accommodation with plenty of character and potential. The cottage would benefit from a programme of light refurbishment, but already provides generous living space comprising a kitchen/breakfast room with a large pantry, a separate dining room and a cosy sitting room featuring a fireplace with a wood burning stove.

Upstairs, the landing leads to 3 bedrooms and a family bathroom. Additional features include UPVC double glazed windows and doors throughout, night storage heating and exposed floorboards in the bedrooms. Outside, there is driveway parking at the front for several vehicles, while to the rear, a west facing lawned garden backs onto open countryside - perfect for enjoying peaceful rural views and evening sunsets.

Offered for sale with no onward chain, Berties Cottage is a rare opportunity to acquire a character property in a picturesque and tranquil setting that perfectly combines rural serenity with convenient access to the many amenities and attractions that north Norfolk has to offer.



## SITUATION

Nestled in the heart of the North Norfolk countryside, Pockthorpe is a charming rural hamlet located approximately one mile from the sought after village of East Rudham. The hamlet comprises a picturesque scattering of traditional cottages and handsome farmhouses arranged around a tranquil village pond, creating an idyllic, quintessentially English setting. The surrounding landscape offers a wealth of scenic country walks, bridleways, and quiet lanes, perfect for those who enjoy the peace and beauty of rural life.

Just a short distance away, East Rudham provides a welcoming community with excellent local amenities, including the popular The Crown Inn pub and restaurant, tearoom, art gallery, deli and a beautiful parish church. Everyday conveniences are close to hand, with a doctors' surgery in nearby Great Massingham and a veterinary practice within the village.

The surrounding countryside is gently undulating and well wooded, forming part of one of Norfolk's most attractive rural areas. The historic Houghton Hall Estate lies to the north, offering open parkland, art exhibitions, and seasonal events. For those seeking the coast, the north Norfolk coastline - with its renowned sandy beaches, nature reserves and charming coastal towns and villages such as Wells-next-the-Sea and Brancaster - is just 13 miles away.

## PORCH

A covered storm porch with outside lighting leads from the driveway to the front of the property. Partly glazed UPVC entrance door leading into:

## DINING ROOM

4.05m x 2.86m (13' 3" x 9' 5") at widest points.

Staircase to the first floor landing with understairs storage cupboard, feature exposed brick wall, night storage heater, exposed ceiling beams. Window to the front and doors to the sitting room and kitchen/breakfast room.

## SITTING ROOM

4.12m x 3.62m (13' 6" x 11' 11")

Fireplace housing a wood burning stove on a pamment tiled hearth with a bressumer beam over, night storage heater in cabinet, window to the kitchen/breakfast room and a window to the front of the property.

## KITCHEN/BREAKFAST ROOM

3.66m x 3.44m (12' 0" x 11' 3")

A range of pine fitted base and wall units with laminate worktops incorporating a resin sink unit with mixer tap, tiled splashbacks. Spaces and plumbing for white goods, night storage heater and room for a breakfast table and chairs. Window overlooking the rear garden and a partly glazed UPVC door leading outside. Door to:





## **PANTRY**

2.95m x 1.78m (9' 8" x 5' 10")

Large pantry with fitted shelving and a window to the rear.

## **FIRST FLOOR LANDING**

3.47m x 0.94m (11' 5" x 3' 1")

Night storage heater and doors to the 3 bedrooms and bathroom.

## **BEDROOM 1**

4.05m x 3.74m (13' 3" x 12' 3")

Original fireplace with a built-in cupboard to the side, exposed pine floorboards, night storage heater, loft hatch and a window to the front.

## **BEDROOM 2**

3.47m x 2.63m (11' 5" x 8' 8")

Exposed pine floorboards, night storage heater and a window overlooking the rear garden and countryside beyond.

## **BEDROOM 3**

4.05m x 2.96m (13' 3" x 9' 9") at widest points.

Exposed pine floorboards, night storage heater and a window to the front.

## **BATHROOM**

2.96m x 1.76m (9' 9" x 5' 9")

A white suite comprising a panelled bath with an electric shower over, wall mounted wash basin and WC. Airing cupboard housing the hot water cylinder, tiled splashbacks, night storage heater, electric wall heater and a window overlooking the rear garden and countryside beyond.

## **OUTSIDE**

Berties Cottage is set well back from the lane behind an old brick and flint wall with a gravelled driveway providing parking for several vehicles and scope to create a garden or erect an outbuilding etc. Paved terrace leading to the front entrance porch.

The rear garden is west facing and backs onto countryside comprising a composite decked terrace with a lawn beyond. Paved area, timber storage shed, outside tap and lighting, fenced boundaries.

## **DIRECTIONS**

Proceed out of Fakenham on the A148 heading west in the direction of King's Lynn, passing through the village of East Rudham, continuing along to West Rudham. Turn left, signposted Pockthorpe and proceed up the lane, past the seat on the green and down the hill where the property will be found further up on the right-hand side, as indicated by the Belton Duffey 'For Sale' board.

## OTHER INFORMATION

Mains water, mains drainage and mains electricity. Electric night storage heating. EPC Rating Band E.

Borough Council of King's Lynn and West Norfolk, King's Court, Chapel Street, King's Lynn, PE30 1EX. Council Tax Band B.

## TENURE

This property is for sale Freehold.

## VIEWING

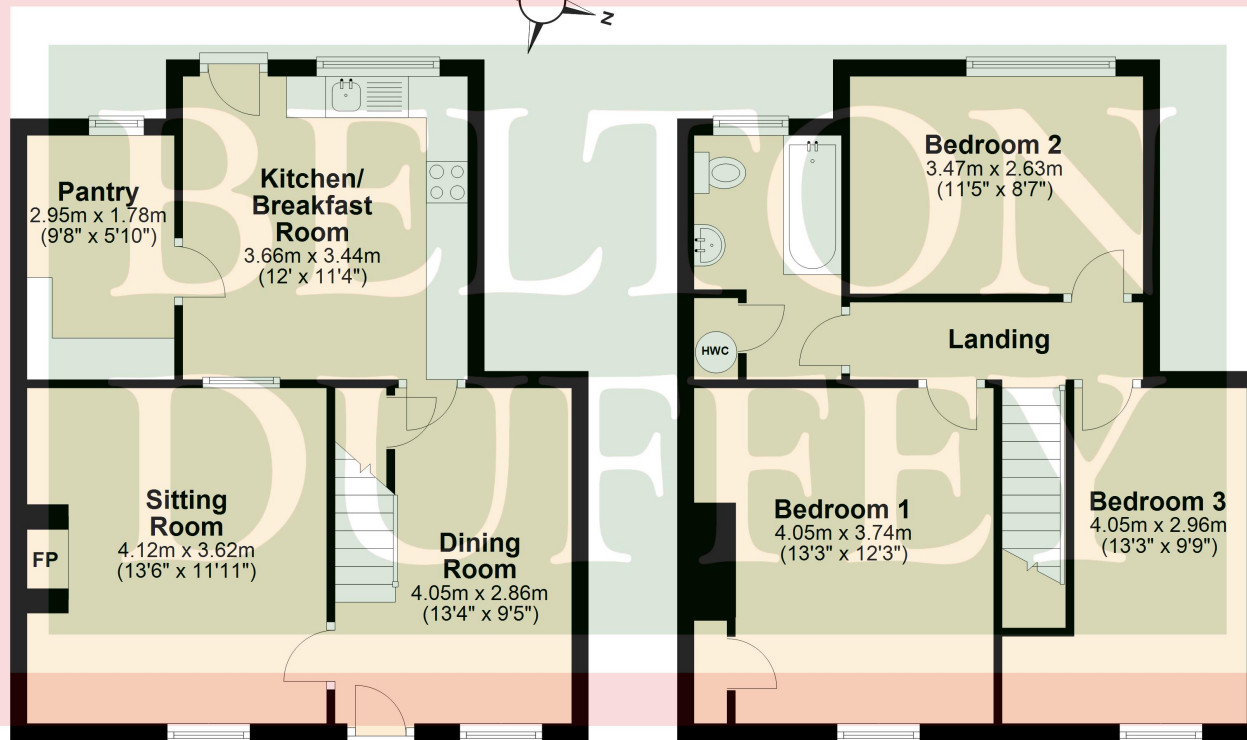
Strictly by appointment with the agent.





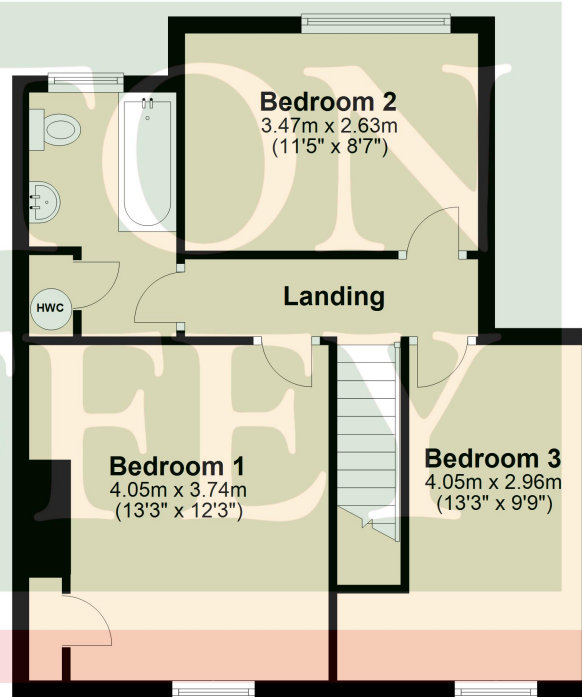
## Ground Floor

Approx. 44.8 sq. metres (482.7 sq. feet)



## First Floor

Approx. 46.4 sq. metres (499.5 sq. feet)



Total area: approx. 91.3 sq. metres (982.3 sq. feet)





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