



Pegasus Fakenham Road, Tittleshall

King's Lynn



Minors & Brady

Pegasus Fakenham Road

Tittleshall, King's Lynn

Charming and full of character, this cottage sits at the heart of Tittleshall village, offering a lifestyle of comfort, light, and timeless appeal. The sunlit kitchen is fitted with stylish pink cabinetry, an integrated oven, induction hob, wine fridge, and clever under-counter spaces for appliances, while a skylight fills the space with natural light. The living room features a cast-iron fireplace with an open fire and French doors opening to a private courtyard, creating a relaxed space for entertaining or unwinding. A flexible dining or work space provides options for home working, play, or guests. Upstairs, two spacious double bedrooms and a brand-new bathroom with freestanding bathtub provide comfort and privacy. Off-road parking for three vehicles and easy access to Fakenham, Swaffham, and Dereham complete this inviting village home, ready for immediate occupation.



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Tittleshall

Fakenham Road runs through the northern part of Tittleshall, a small, rural village in west Norfolk, surrounded by gently rolling farmland and open countryside. The setting is peaceful, with a mix of traditional cottages and more modern homes along quiet roads, framed by hedgerows and farmland views that stretch across the valley. The village itself is compact and community-focused, anchored by St Mary's Church and the village hall, which host local events and gatherings. Amenities within Tittleshall are limited, with residents typically relying on nearby villages or towns for daily needs.

For essential shopping and services, the neighbouring village of Litcham, around two miles south, provides a small general store, post office, and a health centre. Larger shopping trips can be made to Fakenham, approximately six miles north, which offers supermarkets, independent shops, and leisure facilities, or to Dereham, about ten miles to the southeast, with a broader selection of retail, schools, and weekly markets. Families in the area are served by nearby schools including Litcham Primary School, Litcham High School, and Fakenham Academy for secondary education. Other primary options in the surrounding villages include schools at Brisley and Colkirk, while secondary pupils may travel to Dereham Neatherd High School.

Transport links are primarily road-based, with the A1065 connecting Tittleshall to Fakenham and Dereham, making daily commuting feasible by car. Bus services run intermittently along this route, linking the village to surrounding towns, while the nearest railway connections are in King's Lynn or Norwich, each around 25-30 miles away.



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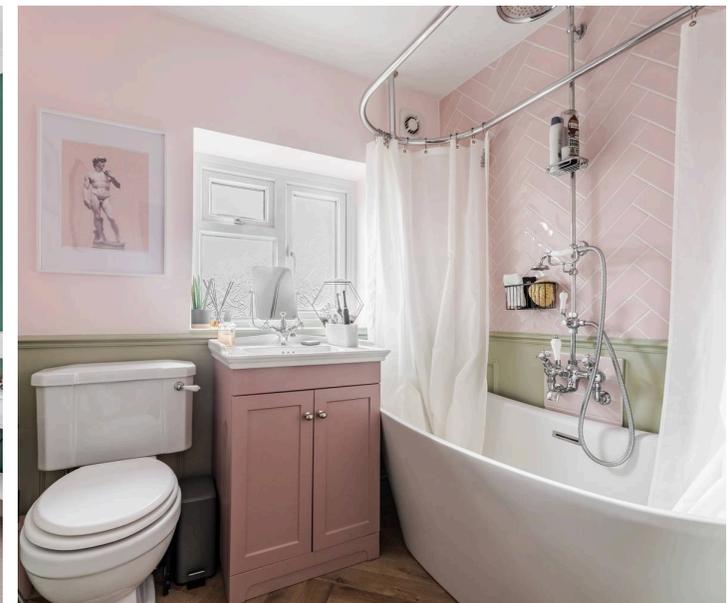
Pegasus Fakenham Road

Tittleshall, King's Lynn

Set in the quintessential Norfolk village of Tittleshall, this charming cottage effortlessly blends character and contemporary living, offering a turn-key interior ready to welcome its next owners. Perfect for families seeking a home that marries traditional cottage charm with modern comforts, this property exudes warmth, style, and practicality.

The kitchen is a highlight, recently refurbished with stylish pink cabinetry, an integrated oven, induction hob, and wine fridge. Cleverly designed under-counter areas provide practical space for appliances, while a skylight floods the room with natural light, creating a bright, cheerful heart of the home. Whether preparing a quiet breakfast or hosting friends for dinner, this kitchen sets the tone for relaxed, modern living.

The living room exudes warmth and charm, anchored by a cast-iron fireplace with an open fire. French doors open directly onto the garden, inviting a sense of indoor-outdoor living and creating a perfect backdrop for cosy winter evenings or summer entertaining. Adjacent, the versatile dining room is filled with light and offers multiple uses: a home office for those working remotely, a playroom for children, or even a guest bedroom for visiting family. A ground-floor WC adds convenience and practicality to the layout.



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Upstairs, two spacious double bedrooms provide a haven of comfort and privacy. One room features a traditional fireplace, offering a touch of character and charm that echoes the cottage's heritage. The bathroom has been thoughtfully designed with a brand-new, traditional three-piece suite, complete with a freestanding bathtub.

Outside, a private, low-maintenance courtyard offers an ideal spot for al-fresco dining, summer barbecues, or simply relaxing in the Norfolk sunshine. Off-road parking is available for up to three vehicles and an EV charging point, ensuring convenience for family and guests.

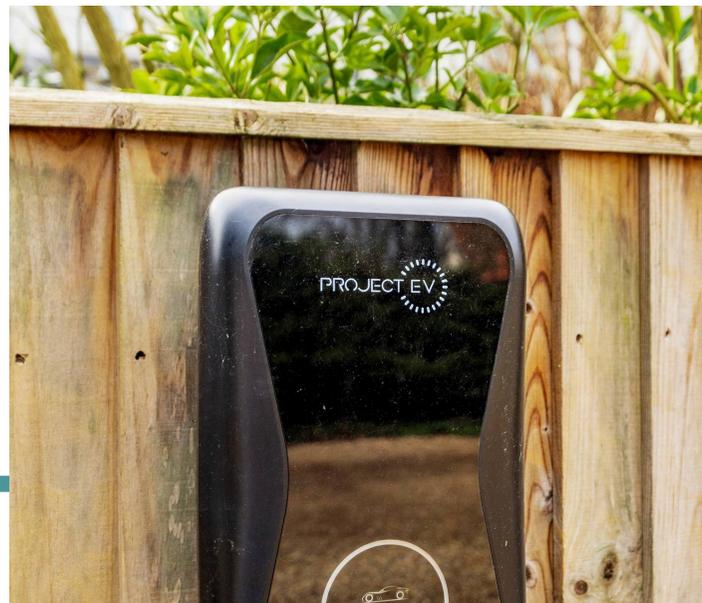
A rare opportunity to enjoy the very best of Norfolk village life, ready to be enjoyed from the moment you step through the door.

Agents Notes

Freehold

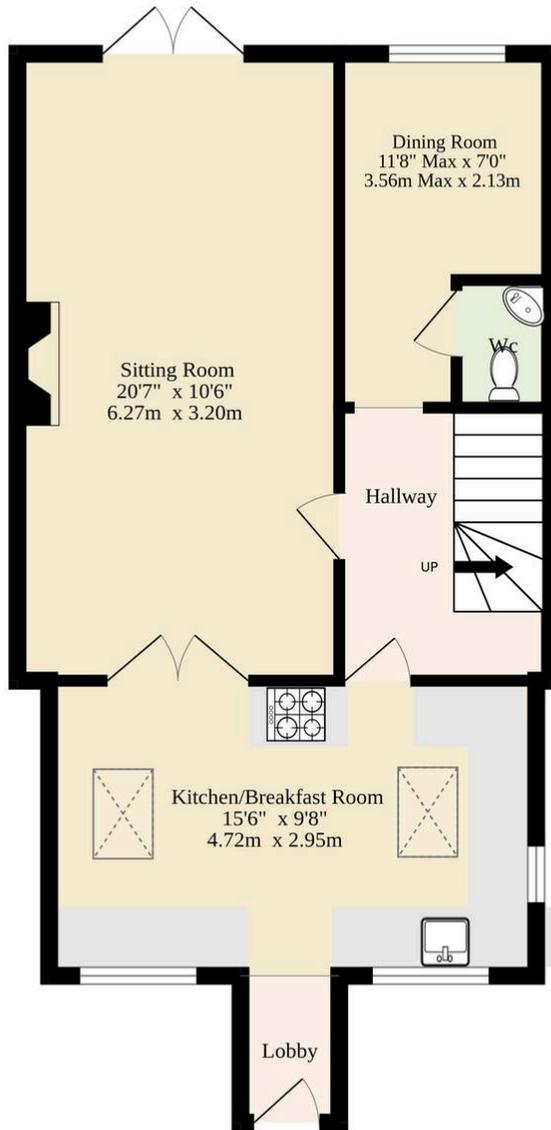
Connected to mains water, electricity and drainage.

Oil central heating.

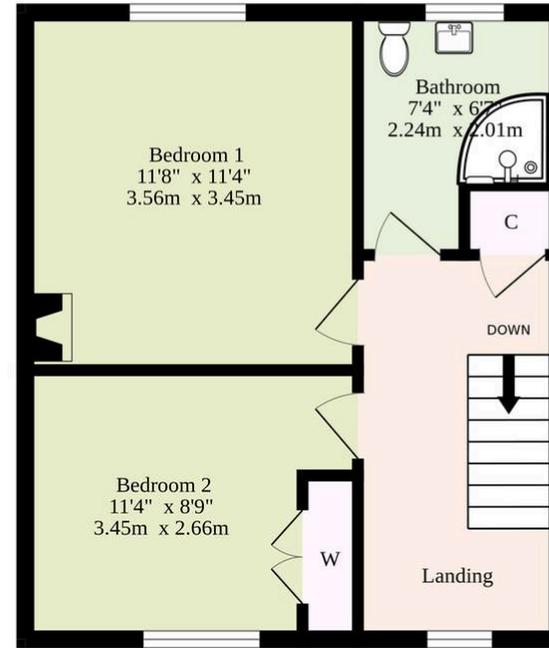


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Ground Floor
546 sq.ft. (50.7 sq.m.) approx.



1st Floor
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 1021 sq.ft. (94.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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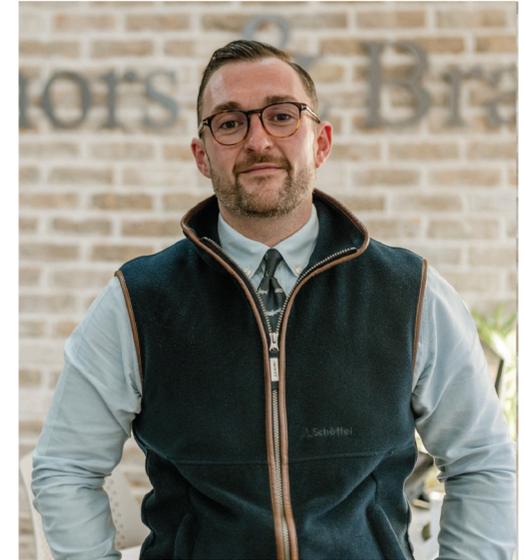
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