



10 Church Lane, Northwold

Thetford



Minors & Brady

# 10 Church Lane

Northwold, Thetford

Tucked quietly into the fabric of the historic village of Northwold, this detached cottage offers a relaxed pace of life with plenty of character throughout. The home blends traditional charm with practical living, featuring an open fireplace that creates a welcoming heart to the living room. A spacious kitchen breakfast room provides a comfortable place for everyday life, with room to cook, dine and gather. Three bedrooms upstairs offer flexible accommodation, supported by a first-floor bathroom and useful built-in storage. A cellar adds valuable extra space, ideal for storage and keeping the main living areas clutter-free. Outside, a newly laid resin driveway leads to a garage and off-road parking, while the enclosed front garden offers a private spot to enjoy the outdoors. Well placed for access to nearby market towns, this is a home that suits those looking for village living without feeling cut off.

- Detached character cottage set within the historic village of Northwold
- Three first-floor bedrooms offering flexible living space
- Living room with feature open fireplace and wooden flooring
- Spacious kitchen breakfast room with pantry cupboard
- Cellar providing useful additional storage
- First-floor family bathroom
- Newly laid resin driveway with off-road parking
- Garage with internal access from the kitchen
- Enclosed front garden offering privacy
- Convenient access to nearby market towns including Brandon, Swaffham and Downham Market





M&B

# 10 Church Lane

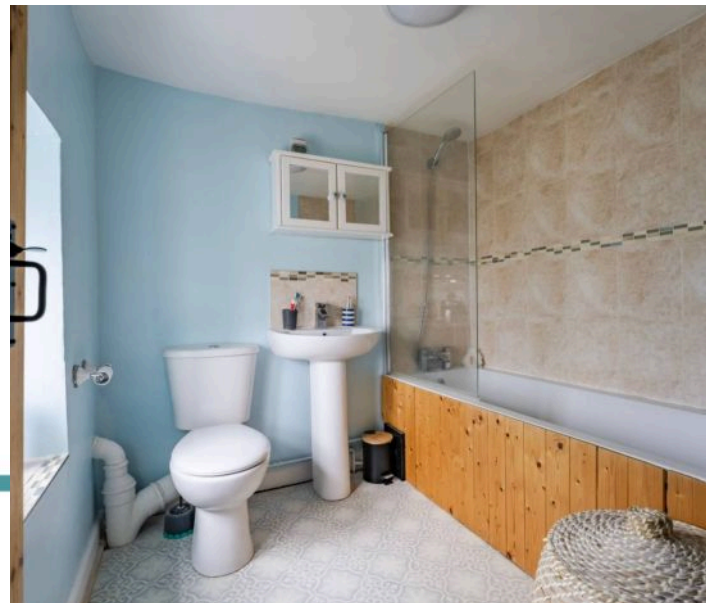
Northwold, Thetford

## The Location

Situated on the outskirts of the charming West Norfolk village of Northwold, this expansive parcel of land enjoys a peaceful rural setting, bordered by open countryside and farmland that reinforces the sense of space and privacy. The position offers a quiet environment while remaining closely connected to the village, making it well suited to those who appreciate a balance of seclusion and community life.

Northwold itself is known for its friendly and welcoming atmosphere, with a traditional village pub, a well-regarded primary school, and a range of local amenities that support day-to-day living. The surrounding area provides attractive countryside walks, including routes along the River Wissey, which winds through the village and offers pleasant scenery and wildlife. Regular community events and village activities further add to the appeal of this well-established rural location.

A wider selection of services and amenities can be found in nearby towns such as Methwold, Brandon, and Downham Market. These centres provide supermarkets, independent shops, cafes, healthcare facilities, and leisure options, along with rail connections offering access to Ely, Cambridge, and London. The area is also well placed for those who enjoy outdoor pursuits, with Thetford Forest and the wide, open landscapes of the Norfolk Fens both within easy reach. Overall, the location presents an appealing opportunity for those seeking countryside living, complemented by practical links to surrounding towns and regional transport networks.



M&B

# 10 Church Lane

Northwold, Thetford

## Church Lane, Northwold

Set within the heart of the historic village of Northwold, this charming detached cottage offers a wonderful sense of character, space and village life. With its traditional features, practical layout and welcoming feel, it's a home that immediately feels settled and lived-in, yet full of potential for its next chapter.

The living room sits at the front of the cottage and is a warm, inviting space centred around an open fireplace, perfect for quieter evenings or gathering with family and friends. Solid wood flooring adds to the cottage feel, while natural light filters in from the front window.

From here, the home flows through to the kitchen breakfast room, a generous and practical space with fitted units, a Butler sink and room for a range-style cooker. Dual-aspect windows bring in plenty of light, and there is space for everyday dining. A built-in pantry cupboard adds useful storage, and a door leads directly into the garage. A further door opens to the cellar, ideal for storage and keeping household items neatly tucked away.



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Upstairs, the cottage offers three bedrooms, each with its own character. The main bedroom is a comfortable double with built-in storage and wooden flooring, while the second bedroom also benefits from fitted storage and a pleasant outlook to the front. The third bedroom, with windows to both the front and side, works well as a child's room, guest room or home office. The family bathroom is located on the first floor and includes a bath with mixer tap, wash basin, WC and heated towel rail, with a window to the rear.

Outside, the property is approached via a newly laid resin driveway providing off-road parking and access to the garage. A gate leads through to the enclosed front garden, offering a private and sheltered outdoor space to enjoy throughout the seasons.

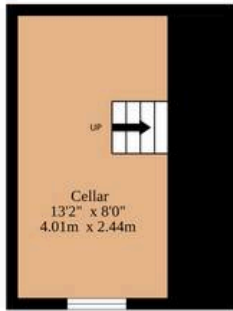
## Agents Note

Sold Freehold

The property is connected to mains water and electricity alongside oil-fired heating and cesspit.



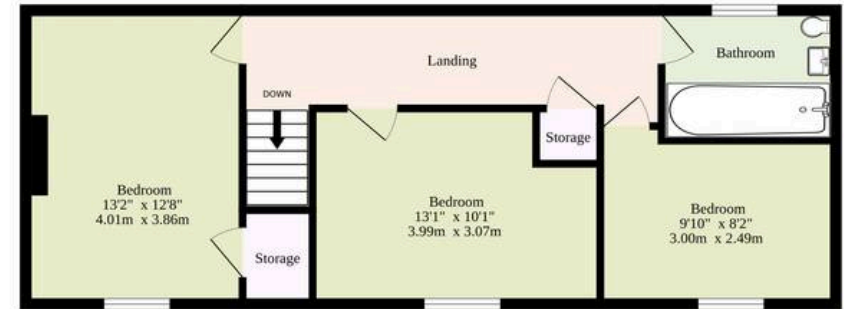
Cellar  
186 sq.ft. (17.2 sq.m.) approx.



Ground Floor  
528 sq.ft. (48.7 sq.m.) approx.



1st Floor  
468 sq.ft. (43.3 sq.m.) approx.



**TOTAL FLOOR AREA : 1094 sq.ft. (101.6 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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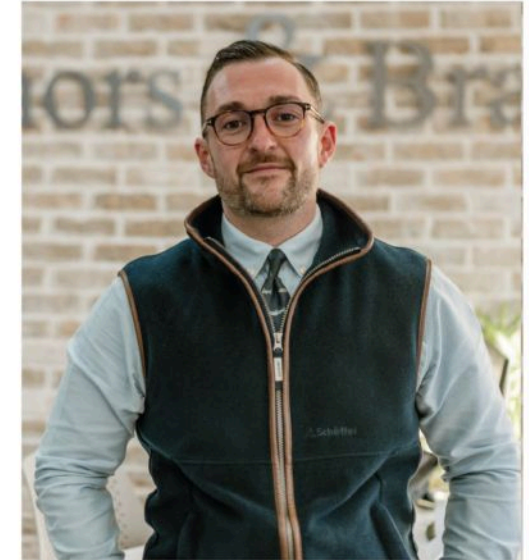
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## Minors & Brady

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