



Friendly Cottage, King Row, Shipdham

Shipdham



Minors & Brady

Friendly Cottage, King Row

Shipdham

This truly individual countryside cottage offers an exceptional lifestyle opportunity, set within a peaceful, non-estate position and surrounded by far-reaching field views in every direction.

Beautifully presented and thoughtfully improved by the current owners, the home combines character features with high-quality modern upgrades, resulting in a property that feels both welcoming and refined. With generous accommodation, extensive outside space, and a range of outbuildings, this is a home that delivers on both lifestyle and practicality, ideal for those seeking space, privacy, and a connection to the surrounding countryside.



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- Guide price: £400,000 - £425,000
- Characterful countryside cottage set within a peaceful, non-estate village setting
- One of a kind home offering a true country lifestyle with far-reaching panoramic field views
- Spacious kitchen and dining room with integrated appliances, quartz worktops, and dual aspect outlook
- Generous and versatile accommodation including four well-proportioned bedrooms
- Extensive and beautifully maintained wrap-around garden with mature planting, pond, and vegetable area
- Driveway providing ample off-road parking along with a garage and EV charging point
- Multiple outbuildings including workshop, sheds, greenhouse, and additional storage spaces
- Additional benefits include solar panels, oil-fired central heating, and full rewire by current owners

Council Tax band: B

Tenure: Freehold



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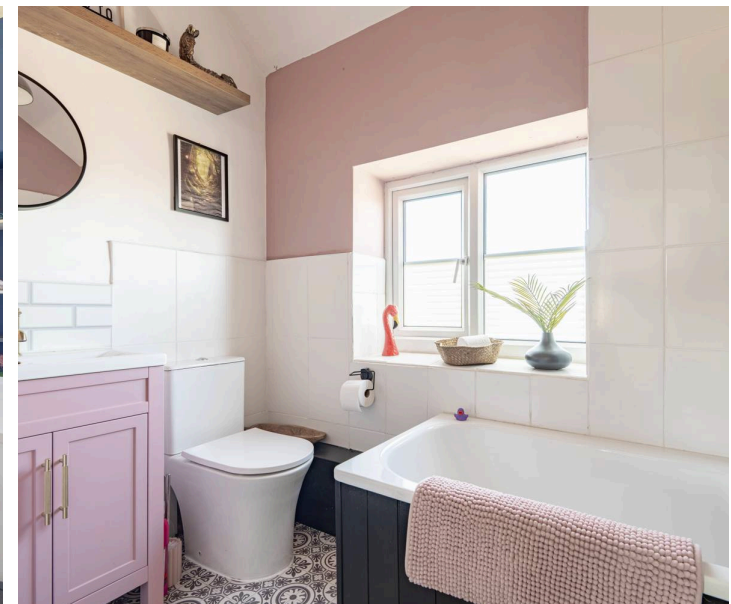
Location

Located along King Row in the village of Shipdham, Friendly Cottage enjoys a peaceful setting within one of Norfolk's larger and well-served villages. Shipdham offers a range of everyday amenities including a convenience shop, primary school, post office, and local pubs, along with a strong sense of community. The nearby town of Dereham provides a wider selection of supermarkets, shops, cafés, and healthcare services, all within easy reach.

The area is well positioned for access to Norwich via the A47, making it convenient for commuting and wider travel. Surrounded by open countryside, the location offers plenty of opportunities for walking and outdoor activities, while still remaining connected to essential services and nearby towns.

King Row

Stepping inside, the entrance porch leads through to a welcoming hallway, setting the tone for the rest of the home. The kitchen and dining room is a particularly impressive space, fitted with a stylish range of units, quartz worktops, and a selection of integrated appliances, including double ovens, a gas hob, dishwasher, and wine cooler. Dual aspect windows allow natural light to pour in, while the layout provides ample space for dining and everyday living. An inner reception area leads through to a useful utility room and a recently updated ground floor shower room, adding further convenience.



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The lounge is both spacious and inviting, offering a comfortable setting with views to the front and French doors opening into the conservatory. The conservatory provides an additional reception area with panoramic views across the garden, creating a perfect space to relax or entertain throughout the year.

Upstairs, the first floor offers four well proportioned bedrooms, each enjoying a pleasant outlook, with some benefiting from dual aspect windows that further enhance the sense of light and space. These are served by a contemporary family bathroom, finished with a modern suite.

Externally, the property is equally impressive. The gardens wrap around the home and have been thoughtfully arranged to create a variety of outdoor spaces, including lawned areas, mature planting, fruit trees, and a dedicated vegetable garden. A pond adds further interest, while the overall setting provides a high degree of privacy and uninterrupted countryside views.

A range of outbuildings add significant versatility, including workshops, sheds, and a greenhouse, offering excellent potential for hobbies, storage, or workspace. The property also benefits from a garage and a large driveway providing ample off road parking, along with an EV charging point.

Further benefits include solar panels, oil fired central heating, double glazing, and the reassurance of the property having been re wired by the current owners.



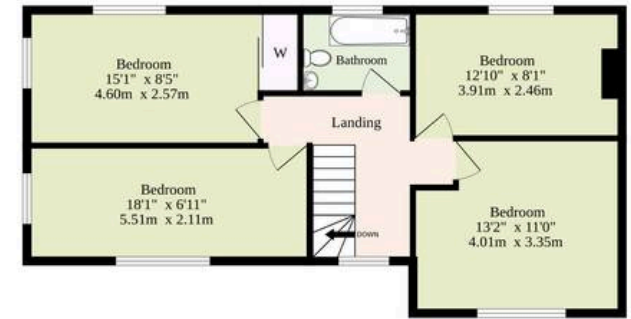
Garage
139 sq.ft. (12.3 sq.m.) approx.



Ground Floor
648 sq.ft. (60.2 sq.m.) approx.



1st Floor
482 sq.ft. (44.8 sq.m.) approx.



Sqft Excludes Porch, Halls, Shower Room, Landing And Bathroom

TOTAL FLOOR AREA : 1260 sq.ft. (117.1 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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Your home, our market

 dereham@minorsandbrady.co.uk

 01362 700820

 9a Market Place, Dereham, NR19 2AW

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