



## 5 Ladysmith Cottages, West Winch

King's Lynn



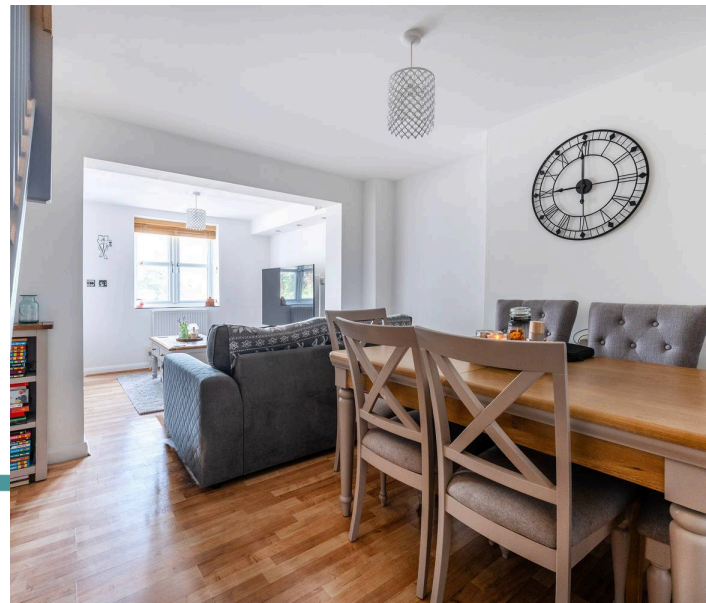
Guide Price  
**Minors & Brady**

## 5 Ladysmith Cottages

West Winch, King's Lynn

Full of charm and village appeal, this delightful two-bedroom cottage offers the perfect blend of character and modern convenience. Set within the highly sought-after village of West Winch, the property enjoys an attractive setting close to local amenities and transport links. Inside, the thoughtfully reconfigured ground floor creates a generous open-plan lounge and dining space, ideal for both everyday living and entertaining. To the rear, a well-appointed kitchen provides a practical layout with direct access to the rear. Upstairs, two well-proportioned bedrooms are served by a modern shower room, offering flexible and comfortable accommodation. With the added benefit of a recently replaced front roof section, this appealing home represents an excellent opportunity for first-time buyers, couples or those seeking a characterful village property.

- Charming two-bedroom character cottage
- Situated in the sought-after village of West Winch
- Open-plan lounge and dining area created from two original reception rooms
- Bright and welcoming living space with excellent natural light
- Well-equipped rear kitchen with outside access
- Two well-proportioned first-floor bedrooms
- Modern first-floor shower room
- Front portion of the roof recently replaced
- Ideal for first-time buyers, couples or downsizers
- Close to local amenities with a strong village community feel





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## The Location

Positioned in the well-regarded village of West Winch, the property benefits from a location that combines the feel of village living with strong everyday convenience. West Winch is known for its established residential areas, green spaces and community atmosphere, while remaining closely connected to the wider King's Lynn area.

Local bus services provide regular and reliable routes into King's Lynn, making access to shopping, work and leisure straightforward without the need to rely solely on a car. King's Lynn offers a comprehensive range of amenities including major supermarkets, independent retailers, cafes, restaurants, leisure facilities and a choice of primary and secondary schools.

For those who commute or travel further afield, the mainline train station offers direct rail connections to regional centres, supporting both daily commuting and longer-distance journeys.

The village itself benefits from nearby open countryside, ideal for walking and outdoor pursuits, while still enjoying quick access to main road links connecting to surrounding villages and towns. Overall, the location offers a practical yet appealing lifestyle, providing the reassurance of accessible amenities alongside the calmer pace of village surroundings.



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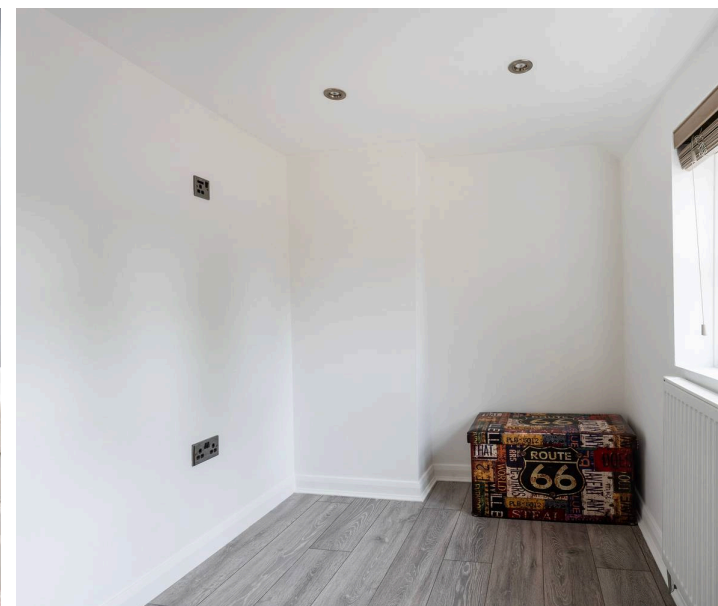
Located in the highly sought-after village of West Winch, this charming two-bedroom cottage presents an excellent opportunity for first-time buyers, couples, or those seeking a characterful home within easy reach of local amenities.

The property enjoys an attractive setting that blends traditional cottage appeal with the practicality required for modern living.

Internally, the ground floor has been thoughtfully arranged to maximise space and flexibility. Two original reception rooms have been opened to create a generous lounge and dining area, offering a welcoming environment for everyday living as well as entertaining. Natural light flows through the space, enhancing the sense of openness while retaining a cosy and inviting atmosphere.

To the rear of the property, the well-equipped kitchen provides a practical and functional layout, fitted with a range of units and appliances to meet daily needs, with direct access to the rear beyond.

The first floor offers two well-proportioned bedrooms, both providing comfortable accommodation suitable for a variety of uses, including guest space or home working if required. A conveniently located shower room serves the upper floor, fitted with modern sanitary ware and practical finishes.



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An additional note of reassurance is that the front portion of the roof has recently been replaced, reflecting ongoing maintenance and care by the current owner.

With its desirable village location, appealing layout and well-balanced accommodation, this delightful cottage is well suited to a range of buyers and represents a wonderful opportunity to secure a home in West Winch.

### Agents Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.

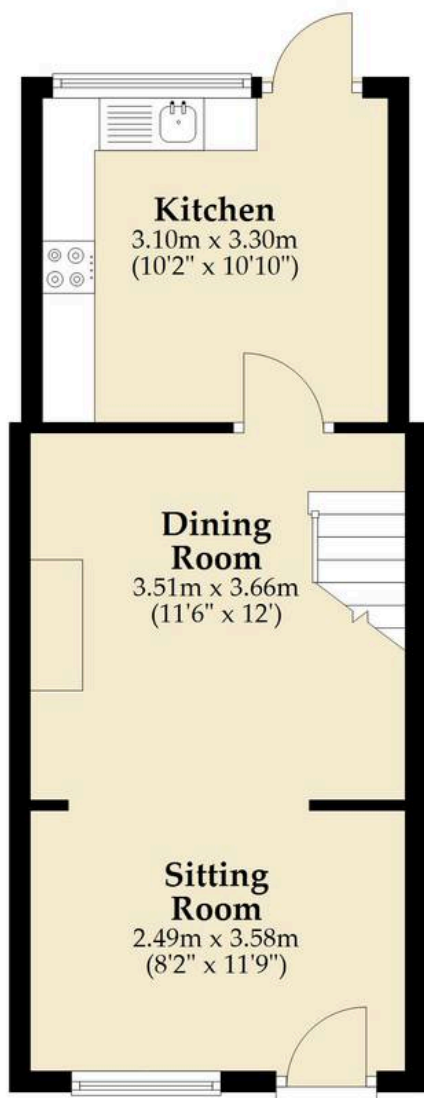
Please note that we are currently unable to formally confirm the extent of the outside space or any parking arrangements, as the title plan is not available. All prospective buyers are advised to satisfy themselves as to the boundaries, external areas and any parking provision prior to proceeding.



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## Ground Floor

Approx. 32.6 sq. metres (351.4 sq. feet)



## First Floor

Approx. 21.9 sq. metres (235.6 sq. feet)



Total area: approx. 54.5 sq. metres (587.0 sq. feet)

Sqft excludes hall, landing and garage.

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.

Plan produced using PlanUp.

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