



Smithy Cottage Watton Road, Great Hockham

Thetford



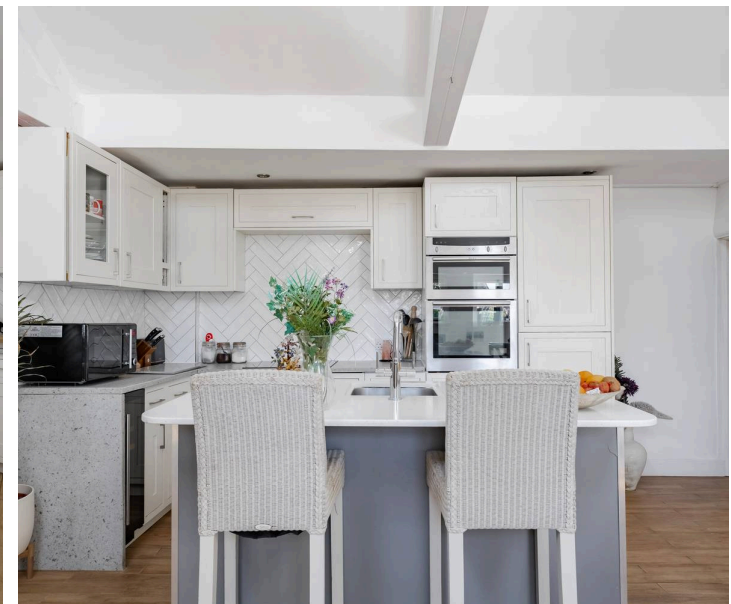
Minors & Brady

Smithy Cottage Watton Road

Great Hockham, Thetford

Set within the heart of the historic village of Great Hockham, Smithy Cottage is a remarkable period home that has been carefully restored and reimagined to offer a truly distinctive living experience. Formerly the village blacksmith's cottage, the property retains a deep sense of its heritage while introducing high-quality modern finishes throughout.

With extensive accommodation, a detached annexe, and a fully equipped workshop with a commercial kitchen, this is a home that offers far more than just living space; it presents a lifestyle opportunity with genuine flexibility for multi-generational living or running a business from home.



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Great Hockham, Thetford

- Beautifully restored chain free period cottage combining original character features with high quality modern finishes
- Generous accommodation extending to over 2,300 sqft across the main home, annexe, and workshop
- Three reception rooms including a family room, sitting room with inglenook fireplace, and open plan kitchen dining space
- Stunning kitchen and dining room with vaulted ceilings, exposed beams, skylights, and a central island with integrated appliances
- Four well proportioned bedrooms, including a principal suite featuring a roll top bath and fitted storage
- Detached one bedroom self contained annexe, ideal for multi generational living or holiday let potential
- Detached workshop with power, lighting, and a commercially fitted kitchen
- Enclosed private rear garden with lawn, railway sleeper borders, log store, and playhouse
- Located in the historic village of Great Hockham, close to countryside, Thetford Forest, and excellent road links via the A11
- Rich in history as a former blacksmith's cottage, thoughtfully restored to retain its original charm while enhancing everyday living



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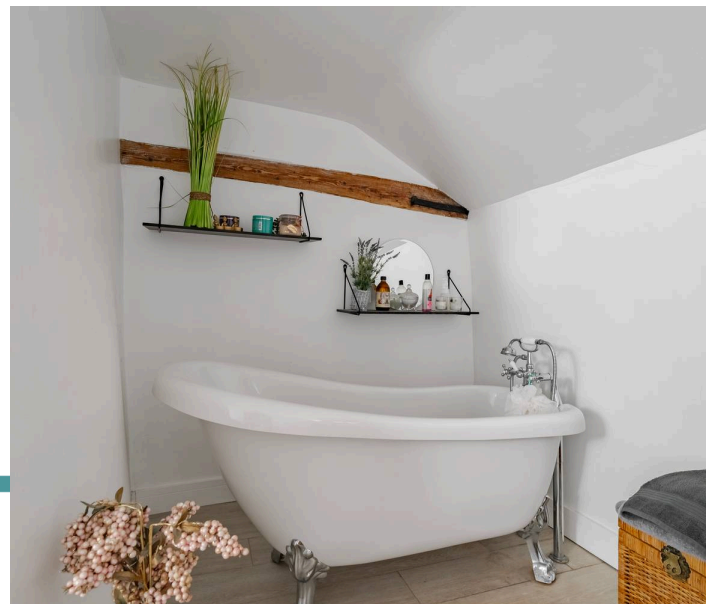
Location

Located along Watton Road in the village of Great Hockham, Smithy Cottage enjoys a rural setting surrounded by open Norfolk countryside. The village offers a close-knit community along with a primary school, village hall, and local facilities, while nearby Watton provides a wider selection of shops, supermarkets, cafés, and essential services.

The area is well placed for access to Thetford and the A11, offering convenient road links to Norwich and Cambridge. With countryside walks readily available and Thetford Forest within easy reach, the location provides excellent opportunities for outdoor activities while remaining connected to nearby towns for everyday needs.

Watton Road

Stepping inside, the character of the home is immediately evident. The kitchen and dining room forms a striking central space, defined by vaulted ceilings, exposed timbers, and skylights that flood the room with natural light. Fitted with cottage style units and a central island, the kitchen is both practical and visually impressive, complete with integrated appliances and ample space for dining. A feature fireplace with wood burner enhances the atmosphere, creating a warm and inviting setting that works equally well for everyday life and entertaining.



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Flowing through from here, the family room continues the theme of space and character, with further exposed beams and a vaulted ceiling alongside a feature flint wall. The sitting room offers a more traditional feel, centred around an impressive inglenook fireplace with bread oven and tiled hearth, a standout feature that reflects the home's origins and creates a cosy retreat. A newly fitted ground floor shower room has been finished to a modern standard, complementing the older features found throughout the home.

Upstairs, the principal bedroom is a particularly unique space, arranged around a central chimney stack and incorporating a roll top bath, fitted storage, and a separate cloakroom with vanity basin. The remaining bedrooms are all well proportioned and continue the sense of character and individuality found throughout the property.

Beyond the main house, the detached barn conversion provides a fully self contained one bedroom annexe. This includes an open plan kitchen and living space, a ground floor WC, and a spacious bedroom with its own ensuite, making it ideal for extended family, guests, or potential holiday let use.

Further enhancing the property is the detached workshop, complete with power, lighting, and a commercially fitted kitchen. This space offers excellent potential for those looking to run a business from home or pursue hobbies that require a dedicated and well equipped environment.



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An additional benefit of the home is the new external oil boiler which was installed within the last 6 months. Externally, the property is approached via a shingled driveway providing ample off road parking and leading to a five bar gate. The enclosed rear garden offers a private and well maintained outdoor space, laid mainly to lawn with railway sleeper borders, alongside a log store and playhouse.

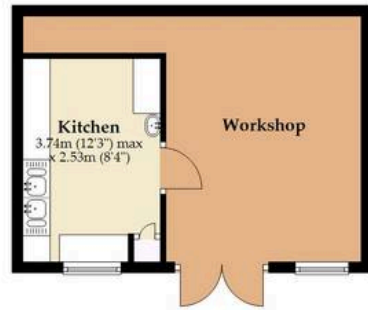
Agents Notes

Freehold, connected to mains water, electricity and drainage.

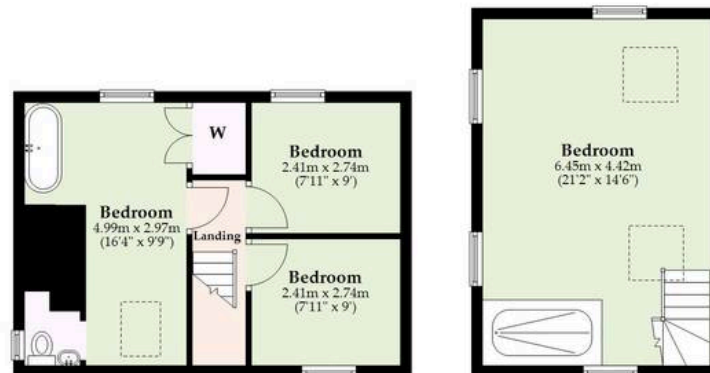
Council tax band - D



Ground Floor
Approx. 135.5 sq. metres (1459.0 sq. feet)



First Floor
Approx. 61.3 sq. metres (659.7 sq. feet)



Total area: approx. 196.8 sq. metres (2118.7 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 PlanUj.

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