



35 Watton Road, Swaffham

Swaffham



Guide Price  
Minors & Brady

Set within just under a third of an acre (STMS), this beautifully restored detached cottage offers a rare blend of timeless charm and effortless modern living in a wonderfully secluded setting. Thoughtfully renovated throughout, the home seamlessly combines character features with high-quality finishes, creating a space that feels both inviting and refined. Inside, well-balanced accommodation includes a cosy sitting room with fireplace, a separate dining room, and a stylish country kitchen with a feature range cooker and stable door. Upstairs, three generous double bedrooms are complemented by a beautifully appointed heritage-style bathroom. The gardens are a true highlight, carefully landscaped to offer a variety of spaces for relaxing, entertaining and enjoying the surrounding nature. Completing this unique home is the striking presence of an ancient ruin within the grounds, adding a rare sense of history and individuality.

- Beautifully restored detached cottage set within just under one third of an acre (STMS)
- Wonderfully secluded setting with a peaceful and private atmosphere
- Elegant blend of character features and high-quality modern finishes throughout
- Cosy sitting room with a traditional fireplace, perfect for relaxed evenings
- Stylish country kitchen with shaker-style units, range cooker and stable door
- Three spacious double bedrooms filled with natural light
- Luxurious heritage-inspired bathroom with timeless design details
- Stunning landscaped gardens arranged into a series of inviting outdoor spaces
- Feature pond and mature planting creating a picturesque, wildlife-friendly setting
- Unique ancient ruin within the grounds, adding charm, history and individuality





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### The Location

Set within a quiet residential setting in Swaffham, this location offers a peaceful small-town atmosphere while remaining conveniently close to the town centre. For everyday essentials, a short walk or drive brings you to a variety of independent shops, local cafés, traditional pubs, and larger supermarkets including Tesco and Waitrose. The regular market adds a touch of vibrancy, creating a lively yet relaxed sense of community.

Families are well catered for, with several well-regarded schools nearby. Swaffham Primary Academy and The Nicholas Hamond Academy are both within easy reach, along with Heartwood Primary & Nursery School, making day-to-day routines simple and convenient.

Transport connections are efficient and accessible, with local bus routes linking the area to neighbouring villages and the wider town. The nearby A47 provides direct links to Norwich, King's Lynn and beyond, supporting both commuting and leisure travel, while rail connections can be found a short drive away.

The lifestyle here suits those seeking a calm, community-focused environment, with the added benefit of nearby countryside. Open landscapes, walking routes and cycling opportunities are all close at hand, while the North Norfolk coast and surrounding nature reserves can be enjoyed within a comfortable drive, offering the perfect balance between everyday convenience and outdoor living.



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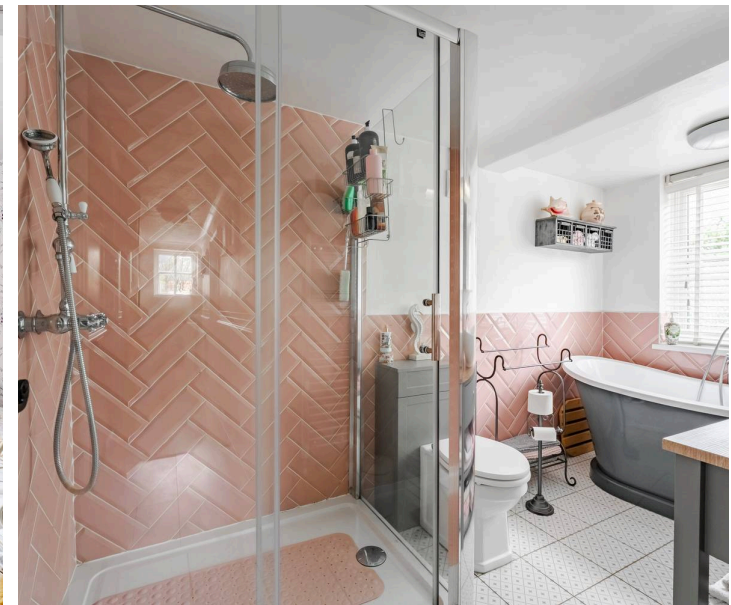
## Watton Road, Swaffham

Set within established grounds approaching one third of an acre (STMS), this beautifully restored detached cottage offers a rare combination of charm, privacy and thoughtful modernisation. Tucked away in a wonderfully secluded position on the edge of Swaffham, the property enjoys an immediate sense of calm, where mature planting and natural surroundings create a setting that feels both peaceful and deeply established.

The home itself has been the subject of extensive and careful renovation in recent years, with significant investment enhancing both its appearance and functionality. The result is a characterful yet highly liveable space that retains its heritage while offering the comforts expected of modern living.

From its crisp external finish to the considered interiors, every detail reflects a genuine appreciation for the home's original features and long-term use.

Inside, the layout flows naturally, centred around a welcoming entrance hall that connects the principal living areas. The sitting room provides a warm and inviting environment, complete with a traditional fireplace, creating a perfect setting for cosy evenings.



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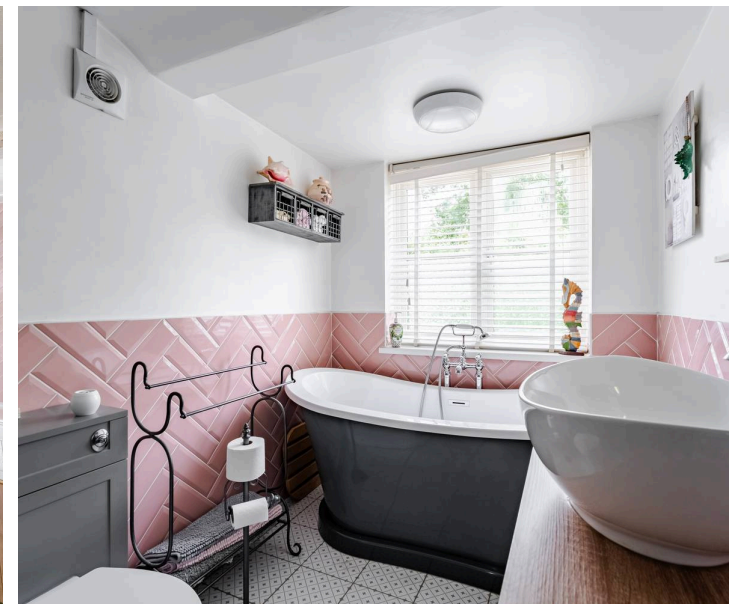
A separate dining room continues the characterful feel, offering an ideal space for entertaining or everyday family use. Complementing these reception areas is a beautifully refitted country-style kitchen, finished with shaker-inspired cabinetry, a range cooker set within the chimney breast and a stable door opening outward.

Upstairs, the sense of space continues with three well-proportioned double bedrooms, each offering flexibility and comfort. The bathroom has been upgraded to a high standard, featuring a heritage-inspired suite that enhances the home's overall character while providing a luxurious place to unwind.

Beyond the interior, the grounds are a defining feature of the property. Carefully landscaped and thoughtfully arranged, the gardens have been transformed into a series of distinct yet connected spaces, allowing for both relaxation and productivity.

There are areas dedicated to entertaining, quieter corners for seating, and space for growing, all set within a backdrop of mature planting that changes beautifully with the seasons.

A particularly unique element of the grounds is the presence of an ancient ruin, which adds a layer of history and charm rarely found in properties of this nature. Set within the garden, it creates a striking focal point and enhances the sense of individuality that runs throughout the home.



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The wider garden includes a rich variety of established shrubs, borders and planting, along with features such as a pond that attracts local wildlife and further enriches the outdoor environment. The space feels private and enclosed, yet open enough to enjoy light and views throughout the day.

Parking is provided via a private driveway, with further potential to extend if required, offering flexibility for future use.

Altogether, this is a home that offers far more than just accommodation. It delivers a lifestyle defined by space, tranquillity and character, where the balance between indoor comfort and outdoor living has been carefully and successfully achieved.

## Agents Note

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



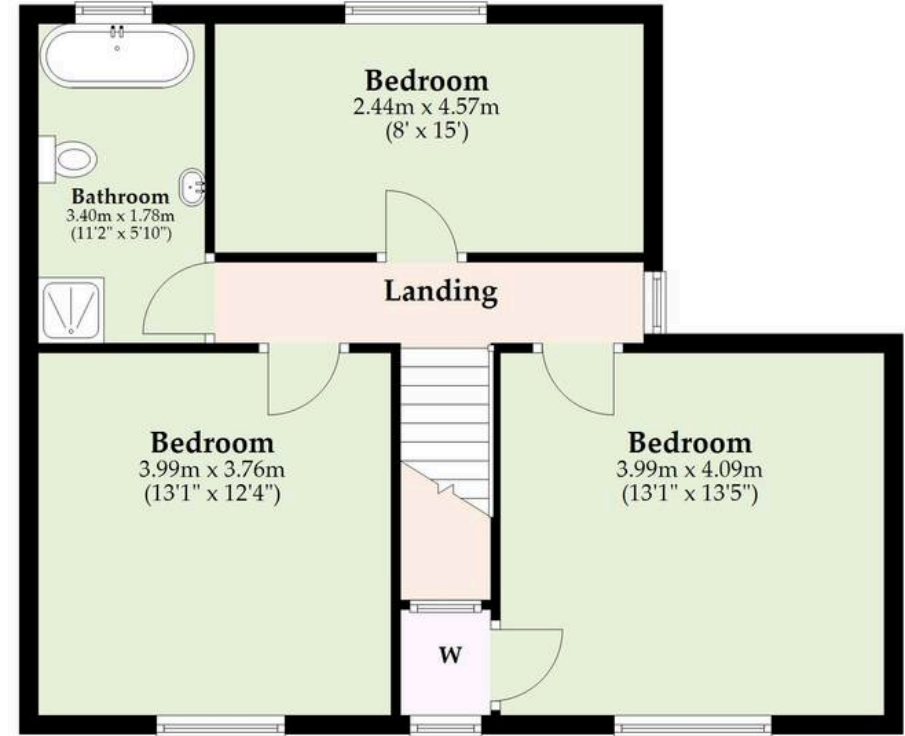
## Ground Floor

Approx. 63.9 sq. metres (687.4 sq. feet)



## First Floor

Approx. 58.2 sq. metres (626.1 sq. feet)



Total area: approx. 122.0 sq. metres (1313.6 sq. feet)

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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