

Chimney Cottage Welborne Road, Mattishall

Minors & Brady

Chimney Cottage Welborne Road

Mattishall, Dereham

A charming cottage lifestyle awaits in the sought-after village of Mattishall, where countryside views, a generous plot and versatile accommodation come together to create a home full of character and everyday practicality. Occupying a desirable position overlooking open fields, this three-bedroom cottage offers a cosy living room with a wood burner, an open-plan kitchen and dining space with French doors to the garden, a useful utility room and a flexible converted outbuilding with power, heating and a toilet. Enhanced by energy-efficient solar panels, a private and well-maintained garden, ample off-road parking and a carport, this is a home thoughtfully arranged for modern living while retaining its enduring cottage appeal.

Agent's Note

This property will be sold freehold.

Connected to mains water, electricity and drainage.

Oil heating system.

Solar panels are owned outright by the current owners, generating approx. £1,000 a year.

The Location

Set within the well-connected Norfolk village of Mattishall, Welborne Road enjoys a setting that combines the pace of village life with convenient access to both Norwich and the surrounding market towns. The area is particularly well suited to families, professionals seeking a rural base within commuting distance of the city, and those looking to enjoy Norfolk's countryside while retaining access to everyday amenities. Mattishall has a strong sense of community and offers a range of services that support day-to-day living, all within easy reach.

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The village itself provides a useful selection of amenities including a village store and post office, doctor's surgery with pharmacy, cafés, public houses, butchers, hairdressers and local convenience shopping. A nursery and gym are also available within the village, while nearby Dereham, approximately four miles away, expands the offering with supermarkets, larger retail outlets, restaurants, leisure facilities and a wider range of professional services. Norwich, around twelve miles to the east, provides an extensive choice of shopping, cultural attractions, dining and employment opportunities.

Families are well served by the area's educational provision. Mattishall Primary School is located within the village, while additional primary options can be found in neighbouring villages such as Hockering and Yaxham. For secondary education, Dereham Neatherd High School is nearby, with further state and independent schooling options available across the wider Norwich area.

The A47 lies a short distance away, providing straightforward routes towards Norwich, King's Lynn and the wider regional road network. Regular bus services connect Mattishall with Norwich and Dereham, while rail services from Norwich offer direct connections to London Liverpool Street and other major destinations. Norwich Airport further enhances national and international accessibility.

Beyond its practical advantages, the area is surrounded by Norfolk countryside, offering numerous walking, cycling and outdoor pursuits. Residents can explore nearby rural lanes and footpaths, while attractions such as Neatherd Moor, Thetford Forest, Pensthorpe Natural Park and the historic villages scattered throughout Mid Norfolk provide opportunities for recreation throughout the year.

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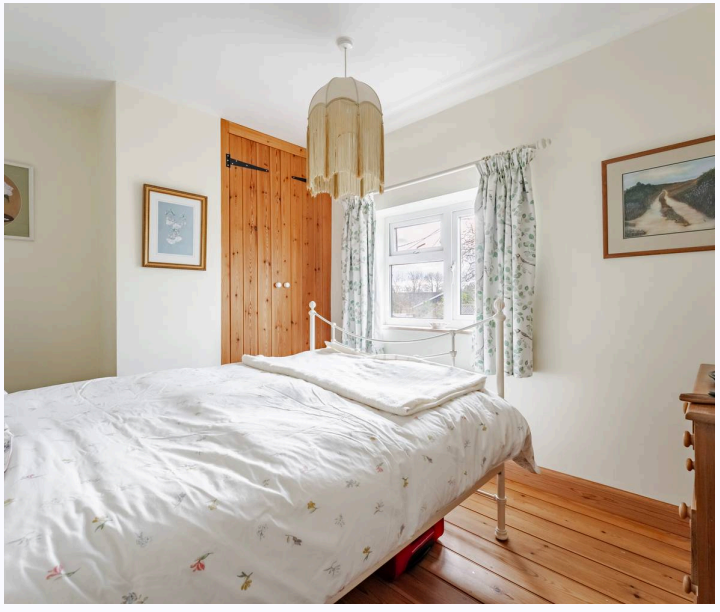

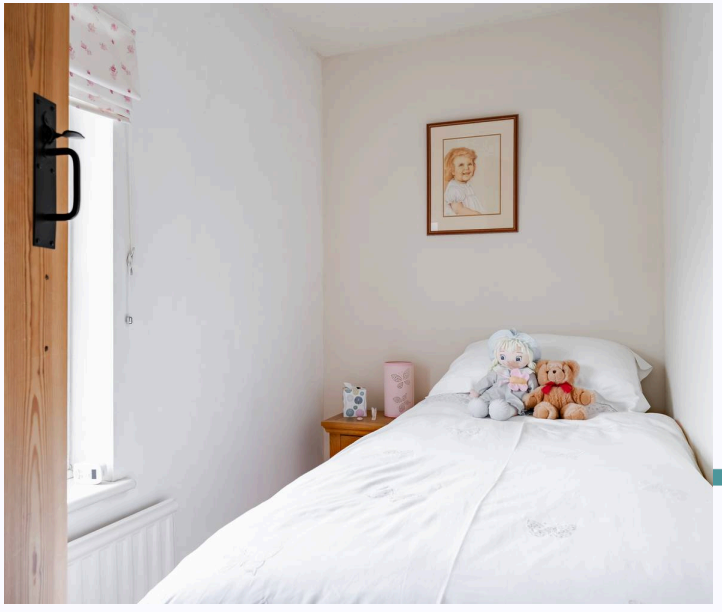

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A light-filled porch provides an inviting introduction to the home, offering a practical space to welcome guests and remove outdoor wear before stepping through into the main accommodation. From the moment you enter, the property presents a warm and homely atmosphere, with character features and countryside views creating a lasting first impression.

The principal reception room is a wonderfully cosy living space centred around a fireplace with an inset wood burner, providing both a focal point and a welcoming setting throughout the seasons. Positioned to take advantage of the delightful field views opposite, this room enjoys an abundance of natural light while maintaining a comfortable and intimate feel. Whether relaxing with family or entertaining guests, it offers an environment that is both practical and inviting.

Forming the heart of the home, the open-plan kitchen and dining room is perfectly suited to modern family living. Thoughtfully designed to maximise both functionality and sociability, the space is fitted with a range of cabinetry alongside a Smeg cooker and designated areas for additional appliances. The dining area creates an ideal setting for everyday meals and larger gatherings alike, while French doors open directly onto the garden, allowing the indoor and outdoor spaces to connect effortlessly. The outlook over the rear garden further enhances the room's appeal, while the natural light entering through the doors creates a bright and welcoming environment.

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Leading from the kitchen, a functional utility room provides space for laundry appliances as well as additional storage, ensuring the main living areas remain organised and uncluttered. Completing the ground floor is a well-appointed bathroom fitted with a classic three-piece suite, serving the accommodation with both style and practicality.

A particularly valuable addition to the property is the converted outbuilding. Equipped with electricity, heating and a toilet, this versatile space offers a wealth of possibilities for prospective buyers. It could serve as a dedicated home office for remote working, an additional reception room, a creative studio, fitness space or an area for hobbies and leisure pursuits. Its flexibility allows it to adapt to changing lifestyle requirements over time.

The first floor hosts three comfortable bedrooms, each designed to provide a peaceful place to unwind. Two generous double bedrooms benefit from built-in wardrobes, offering useful storage while maintaining the sense of space. The third bedroom presents an ideal guest room, child's bedroom or study, depending on individual needs.

Outside, the property continues to impress with its attractive and well-maintained garden. Designed for both enjoyment and practicality, the garden features a paved patio perfectly suited to outdoor furniture, creating an excellent setting for dining, entertaining or simply enjoying the surrounding countryside outlook. Beyond, a lawn is complemented by established planted beds, introducing seasonal colour and interest throughout the year. Two storage sheds provide useful external storage for garden equipment and household items, ensuring the outdoor space remains neat and organised.

To the front and side, a driveway provides convenient off-road parking and leads to a carport, offering sheltered parking and additional practicality. The generous plot creates a wonderful sense of openness around the home, while the uninterrupted countryside views further enhance its appeal.







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