



5 Abbey Road, Great Massingham

Minors & Brady



5 Abbey Road

Great Massingham, King's Lynn

A charming character cottage overlooking the village green in one of Norfolk's most sought-after villages. Dating back to the early 1700s, this beautifully presented home blends period charm with thoughtful modern updates throughout. The accommodation includes three bedrooms, two reception rooms, a stylish shower room and a practical utility area with ground floor WC. Outside, a private and sociable rear garden provides an ideal setting for relaxing and entertaining, complete with a pizza oven area and useful storage. Enjoying a picturesque position in the heart of Great Massingham, this is a wonderful opportunity to embrace village living in a home full of warmth and character.

- Character cottage dating back to the early 1700s with period charm
- Overlooking the picturesque village green in sought-after Great Massingham
- Three well-proportioned bedrooms offering flexible family accommodation throughout
- Two reception rooms including dining room with feature log burner
- Kitchen featuring a traditional butler sink and practical workspace
- Useful utility area and convenient ground floor WC included
- Modern Jack-and-Jill shower room serving the first-floor accommodation comfortably
- Private rear garden designed for outdoor dining and entertaining
- Pizza oven area and external storage shed enhancing garden appeal
- Close to village amenities, countryside walks and popular local pub





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The Location

Situated in the heart of Great Massingham, one of Norfolk's most sought-after villages, this location offers an attractive blend of countryside charm and everyday convenience. With a strong sense of community and a wealth of local amenities, residents enjoy access to a village shop, post office, primary school and pre-school, all within easy reach. The property's central position places many of the village's facilities just a short stroll away, making day-to-day life both practical and enjoyable.

Great Massingham is particularly renowned for its picturesque village greens, large ponds and open spaces, which help create the quintessential Norfolk village setting. At the centre of the village stands the historic St Mary's Church, while the surrounding greens provide a beautiful backdrop for walks, community events and village life throughout the seasons.

A particular highlight of the village is The Dabbling Duck, a highly regarded pub and restaurant that has become a destination in its own right, attracting visitors from across the county. Alongside The Cartshed Tea Room and other local amenities, it contributes to the welcoming atmosphere that makes Great Massingham such a desirable place to live.

For those who enjoy an active lifestyle, the village offers an excellent range of recreational facilities. The refurbished Village Hall hosts a variety of clubs, social events and activities including tennis, bowls, table tennis, billiards and snooker, whilst the surrounding countryside provides wonderful opportunities for walking, cycling and exploring the Norfolk landscape.

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Abbey Road, Great Massingham

Occupying a delightful position within the highly sought-after village of Great Massingham, this charming character cottage offers an appealing blend of period features and modern comforts. Originally dating back to the early 1700s, the property enjoys a wealth of traditional charm while having been tastefully updated to suit modern living. Overlooking the village green, the cottage benefits from a picturesque setting in one of Norfolk's most desirable villages, within easy reach of local amenities and beautiful countryside surroundings.

Stepping inside, the welcoming entrance lobby leads through to the main living accommodation, where character features immediately come to the fore. The dining room is a particularly inviting space, centred around a feature fireplace with a log-burning stove, creating a warm and cosy atmosphere ideal for family meals and entertaining. Adjacent to this, the sitting room offers a comfortable retreat with generous proportions and a pleasant outlook to the front, making it a wonderful space to relax throughout the year.

To the rear of the property, the kitchen combines practicality with character, featuring a traditional butler sink and ample space for a range of appliances. Thoughtfully arranged, it provides plenty of storage and preparation space while remaining in keeping with the cottage's heritage. Beyond the kitchen, a useful utility area and ground floor WC add valuable convenience to everyday living.



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The first floor continues to showcase the property's charm, with three bedrooms offering comfortable and versatile accommodation. The principal bedroom is a particularly attractive room, featuring fitted storage, a character fireplace and direct access to the shower room via a Jack-and-Jill arrangement. A second generous bedroom enjoys views towards the front, while the third bedroom provides flexibility as a guest room, nursery or home office. Completing the accommodation is a modern shower room fitted with a shower enclosure, vanity unit and WC.

Outside, the cottage enjoys a private and sociable rear garden designed for low-maintenance enjoyment. The space is ideal for relaxing and entertaining, featuring areas for outdoor seating, dining and summer gatherings. A dedicated pizza oven area further enhances the garden's appeal, while a useful storage shed provides practical external storage. To the front, attractive planting and shrubs complement the property's charming façade and strengthen its kerb appeal.

Agent's Note

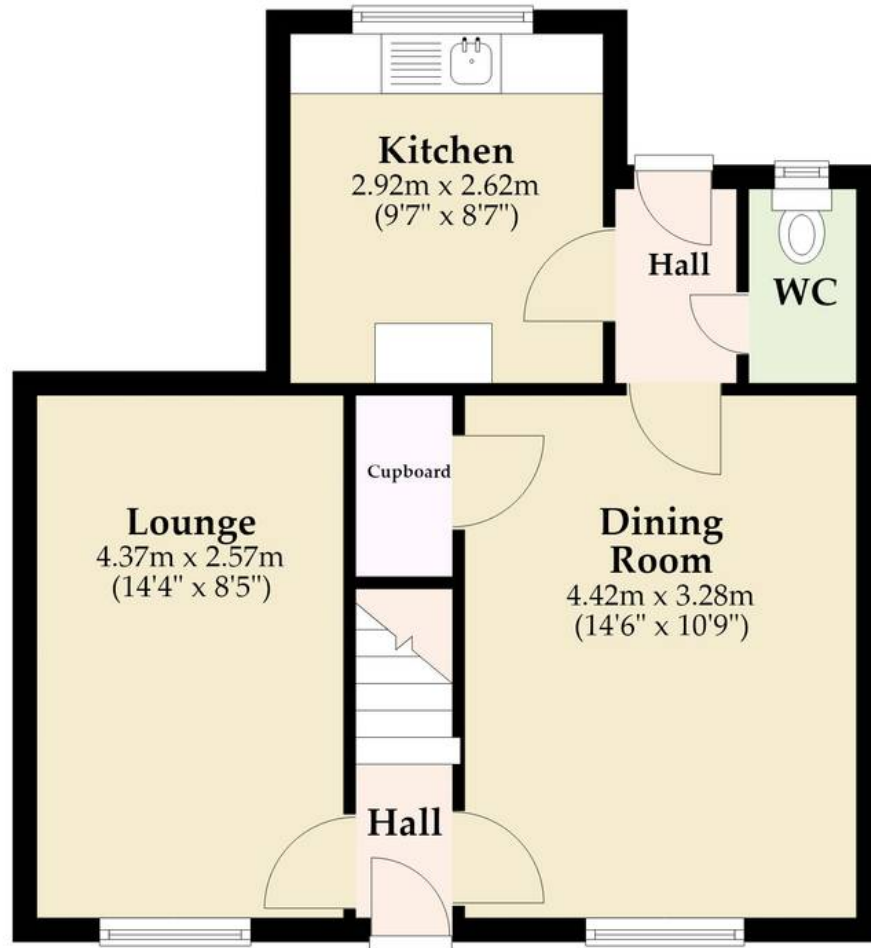
This property will be sold freehold and connected to mains water, electricity and drainage.



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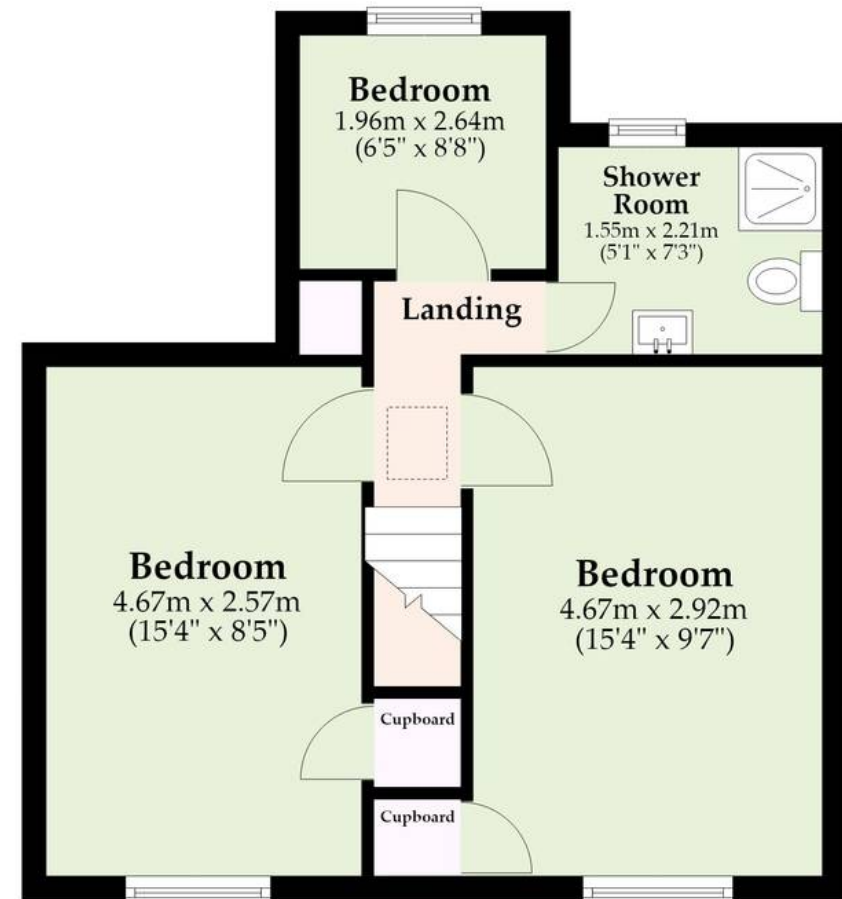
Ground Floor

Approx. 38.8 sq. metres (417.3 sq. feet)
(excluding Hall)



First Floor

Approx. 40.3 sq. metres (433.4 sq. feet)



Total area: approx. 79.0 sq. metres (850.7 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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