



**The Retreat High Street, Tittleshall, King's Lynn, PE32 2PJ**

**welcome to**

**The Retreat High Street, Tittleshall, King's Lynn**

Immaculate character cottage in Tittleshall with three bedrooms, annex and charming living space. Featuring lounge, dining room, courtyard and detached garden, offering flexible living in a peaceful village setting close to Fakenham and local amenities.



### Lounge

14' x 11' 4" ( 4.27m x 3.45m )

Door to the front, log burner, brick fireplace, stairs to the first floor, electric radiator, tiled floor and double glazed window to the front.

### Kitchen

10' x 7' 9" ( 3.05m x 2.36m )

Kitchen with wall and base units, electric cooker and hob with extractor over, space for fridge freezer, radiators, pantry cupboard and double glazed window into dining room.

### Dining Room

7' 3" x 10' 9" ( 2.21m x 3.28m )

Radiator, tiled floor, space for washing machine and tumble dryer and double glazed window to the rear.

### Bedroom One

10' 9" x 11' 7" ( 3.28m x 3.53m )

Fitted wardrobe, feature fireplace, radiator, wooden floor and wooden double glazed window to the front.

### Bedroom Two

10' 6" x 8' ( 3.20m x 2.44m )

Radiator, wooden floor, wooden double glazed window to the rear.

### Bathroom

Suite comprising of bath, WC, wash hand basin, tiled floor and wooden double glazed window to the rear.

### Bedroom Annexe

9' 2" x 6' 6" ( 2.79m x 1.98m )

Electric radiator and window to the front.

### Shower Room Annexe

Suite comprising of shower cubicle, WC, wash hand basin and window to the front.

### Outside

The front of the cottage is set back from the road with a side gate providing access to the private and secluded courtyard garden. It also has the recently decorated annex. Across the road from the property is the detached garden with a concrete pad and space for outbuildings.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## The Retreat High Street, Tittleshall, King's Lynn

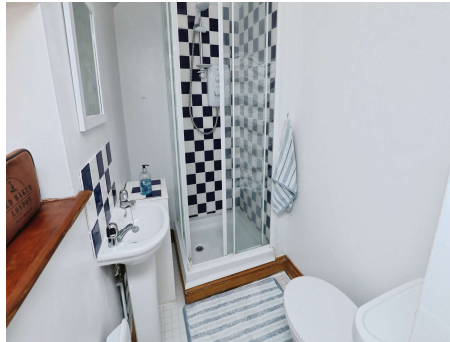
- Character property
- Further annex accommodation
- Popular village location
- Courtyard garden & Further detached garden
- Brick and flint cottage

Tenure: Freehold EPC Rating: F

Council Tax Band: B

guide price

**£300,000**



Please note the marker reflects the postcode not the actual property

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william h brown



**01328 864922**



[Fakenham@williamhbrown.co.uk](mailto:Fakenham@williamhbrown.co.uk)



Royal Oak House 18 Oak Street, FAKENHAM,  
Norfolk, NR21 9DY



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**