



THE STORY OF
Inglenook Cottage
Brooke, Norfolk

SOWERBYS



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Inglenook Cottage

18 High Green, Brooke, Norfolk
NR15 1HR

Immaculately Presented Throughout
Hand-Built Kitchen with Lacanche Range
Light-Filled Garden Room with Flexible Use
Elegant Sitting Room with Feature Fireplace
Four Double Bedrooms, All with En-Suites
Detached Double Garage and Sweeping Driveway
Well-Maintained Private Garden
Estate Fencing Providing Privacy and Definition
Peaceful Village Location with
Strong Community Feel
Thoughtfully Renovated to Blend
Charm and Modern Comfort

SOWERBYS NORWICH OFFICE
01603 761441
norwich@sowerbys.com





Inglenook Cottage is an exquisitely reimagined home, seamlessly integrating enduring period character with contemporary refinement. Approached via a sweeping driveway and embraced by mature trees, the property is distinguished by its well-maintained garden, enclosed by commanding estate fencing that affords both privacy and an air of dignified seclusion. Complemented by a detached double garage, this residence offers an uncommon synthesis of adaptable living and timeless appeal.

The heart of the home is the hand-painted kitchen, a space cherished by the current owners for its serene ambiance and understated elegance. Bathed in natural light through French doors that open directly onto the garden, this culinary space invites the gentle presence of surrounding wildlife, establishing a tranquil and inspiring environment. Equipped with a renowned Lacanche range cooker, the kitchen is as much a testament to culinary prowess as it is to considered design, marrying functionality with subtle sophistication.

Boasting an exceptional garden room, thoughtfully conceived to extend the living area. This versatile space, presently employed as both a sitting room and formal dining area, flows effortlessly from the principal sitting room, providing a refined environment ideally suited to entertaining or intimate family occasions. The sitting room itself is anchored by a commanding brick-built fireplace, a feature that imparts warmth and architectural gravitas.

Throughout the residence, attention to detail is evident, from bespoke storage solutions to custom-crafted window seating that enhances both character and practicality.



With an unmistakable warmth, this kitchen is not just where meals are made, it's where conversations happen, and memories are created.





Accommodation comprises four generously proportioned bedrooms, each accompanied by an elegantly appointed en-suite bathroom, ensuring comfort and privacy throughout.

The garden is a notable asset, immaculately maintained and discreetly enclosed to offer a secluded sanctuary. A thoughtfully designed social patio provides an ideal venue for alfresco dining and repose, while mature trees and artfully curated landscaping contribute to a sense of tranquillity, harmonising effortlessly with the home's overall aesthetic.

Upon acquiring the property, a decade prior, the owners discerned the potential beyond its modest initial presentation. Their vision and dedication has culminated in a residence that is both impeccably presented and sensitively updated, achieving a seamless balance between heritage and modernity.

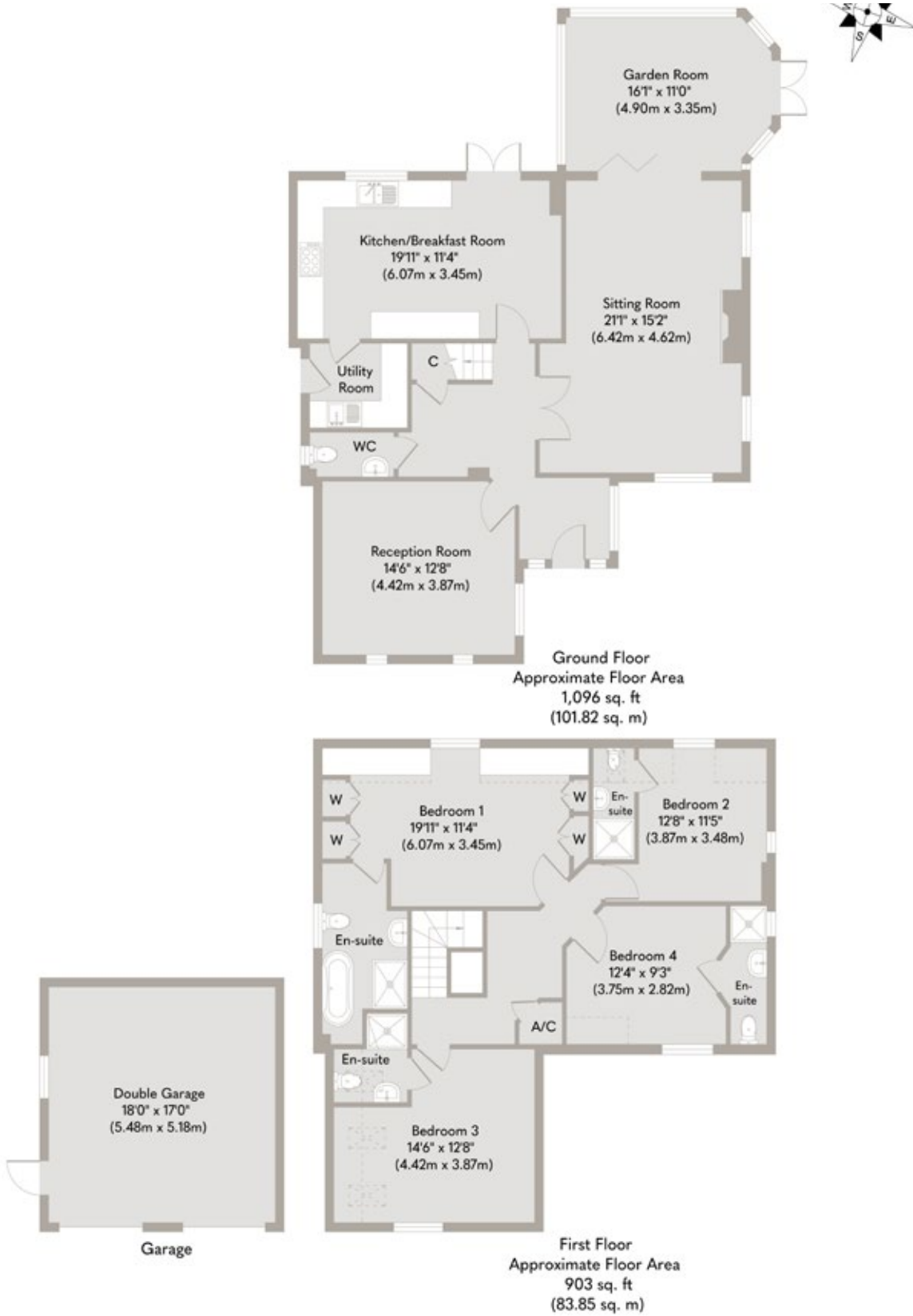
Their engagement with the surrounding area has enriched the lifestyle this home affords. With two dogs in tow, they discovered nearby bluebell woods, enjoyed contemplative moments by the Mere observing local waterfowl, and cultivated community ties through convivial dog walks and visits to the café at Park Farm.

Inglenook Cottage presents a rare opportunity to acquire a home that embodies enduring elegance and versatile practicality. Every aspect, from the finely appointed kitchen and adaptable garden room to the tranquil garden and refined bedrooms, has been carefully considered to create an inviting and enduring sanctuary.



With its generous patio and secluded layout, the garden is made for alfresco dining and summer evenings, an extension of the living space.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Brooke

WHERE VILLAGE CHARM MEETS CITY CULTURE

Nestled in the picturesque South Norfolk countryside, the charming village of Brooke lies just seven miles south of the historic cathedral city of Norwich. Surrounded by gentle rolling fields and centred around a tranquil mere, Brooke offers the best of rural village life with the convenience of easy access to city amenities.

A popular and well-connected village, Brooke provides a strong sense of community and a range of day-to-day facilities including two public houses, notably the well-renowned and recently refurbished King's Head, offering excellent food and a warm welcome. The village also boasts a welcoming café, a traditional butcher, a village shop, and a highly regarded primary school. Regular bus services link the village to Norwich and nearby towns, making commuting and travel simple and efficient.

Brooke's natural surroundings are perfect for those who enjoy the outdoors, with scenic walks, cycling routes, and wildlife-rich landscapes on the doorstep. The village also benefits from a number of local clubs and events, fostering an inclusive and friendly atmosphere.

Just a short drive away, Norwich offers an abundance of cultural, historical, and modern attractions. From its beautifully preserved medieval architecture and the iconic Norwich Cathedral to independent shops, theatres, and an eclectic food scene, the city perfectly complements the peaceful charm of Brooke. Excellent transport links, including direct train services to London Liverpool Street and flights from Norwich International Airport, ensure connectivity beyond the region. Brooke presents an idyllic balance between country living and urban convenience, a perfect place to call home in the heart of Norfolk.



Note from the Vendor



“Getting our two dogs really helped us get into walking - they seem to love it. The countryside, nearby, is perfect for this.”



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating and LPG heating for gas wood-burner and hob.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:- 1532-2923-9100-0664-7206

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///tangling.shampoo.bits

AGENT'S NOTE

The property has been recently underpinned, signed off and has a 10-year warranty.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

