



Birchtree Cottage  
Great Ryburgh | Norfolk | NR21 7AW

# COTTAGE CHARM



*With a setting in the pretty rural village of Great Ryburgh, this delightful detached cottage dating from around 1820 offers both highly versatile living space and extensive enclosed south-facing gardens. The well-appointed accommodation comprises either five bedrooms and three reception rooms with two separate fitted kitchens or, alternatively, a two-bedroom annexe - providing the opportunity for a holiday rental or perfect for multi-generational living. With ample off-road parking for numerous vehicles and hardstanding for a caravan or trailer.*







- A beautiful Detached Cottage in a rural North Norfolk setting.
- Versatile accommodation with a total Five Bedrooms (previously used a 3 bed with 2 bed annexe style)
- Porch, Sitting Room, Dining Room, Family Room, Kitchen/Breakfast Room, Utility and Conservatory
- Second Kitchen and WC, family Bathroom and separate Shower Room on the first floor
- Off Road Parking, front and enclosed pretty rear Gardens
- Total Accommodation extends to 1670sq.ft
- Energy Rating D

#### Traditional Character with Modern Comforts

"We purchased the property in late December 2016," the current owners explained. "It suited our needs perfectly as it was one of the few properties on the market with a third reception room to create a music room, both for playing the piano and making music with friends. It also offered plenty of space for friends from other parts of the country to come and stay, and we loved the location in the central part of North Norfolk."

The current owners have certainly strived to improve the cottage during their time there. "It's fair to say the cottage was in need of some love and attention when we bought it," they said. "We decided to keep the structure as it was, partly to reflect the original nature of the building, and because it offers so much flexibility, but we replaced both bathrooms, the shower room and the downstairs toilet, as well as the main kitchen and the flooring in the small kitchen. The conservatory was in a very sorry state, with an old-fashioned, dark timber frame and a polycarbonate roof, so we replaced the entire structure, just keeping the dwarf walls, and created a utility room next to it, which houses a washing machine and dryer and provides lots of useful storage."

"We plastered the bare-brick porch and replaced the dark door into the dining room with a white one to brighten that whole area. We also fitted skirting boards in all rooms on the first floor in the main part of the cottage where, oddly, there were none. In addition, we employed a local joiner to design and make fire surrounds in two of the bedrooms, and replaced some plain panel doors upstairs in the smaller part of the building with custom-made ledge-and-brace versions that are much more in keeping with the rest of the cottage. Lastly, we replaced most of the carpets and redecorated the entire cottage in a gentle, muted palette, using the same shade in nearly all the rooms to tie everything together, make it as light as possible and create a sense of calm."

#### Versatile Accommodation

Birch Tree Cottage was originally built around 1820 as three separate dwellings, later being reconfigured into two properties. "Effectively the east and middle cottages in the row were joined together. The owners at the time were then able to purchase the final cottage, and it became one house. That said, what we call West Cottage is essentially self-contained other than for the door into the main living room: it has its own sitting room, kitchen, downstairs toilet, bathroom, stairs and bedrooms, as well as its own driveway behind the five-bar gate, so it offers lots of options for multi-generational living or could be let out,

either long-term or for holiday lets, simply by bolting or blocking up the door into the main cottage."

### Peaceful Living

"The cottage has been a very happy place – a haven, in lots of ways," the present owners said when asked about their favourite spaces at the property. "One of my favourites is the conservatory. It's a lovely place to sit with a book and a coffee or a glass of wine on a sunny day even if it's still a bit chilly outside, and it's wonderful to be able to see the sky and watch the birds on the feeders. I love the main kitchen too – we've entertained friends a lot at the cottage and it's an easy kitchen to cook in. It's a companionable space too – even if just the two of us are there, it's a good place to chat over a light lunch or while one of us is cooking."

"The cottage is also a great place to work. I've always worked from home, so the fact that we have fast broadband and a dedicated workspace on the landing is a real boon, but because there's so much space, we can both easily work at the same time and not disturb each other," the present owners said.

"The cottage is a really easy house to live in – because we've updated so much over the last five years, there's very little to do or worry about, so you can just get on with enjoying it. I love the fact that it's got such character, but it really works for modern living, too," the owners said. "We will miss the peace and quiet, the cosy feel on a winter's evening and the garden in the spring. The cottage has been a real sanctuary – it's the place I truly relax, and I think that's really what most of us want when we think about home."

### Outside

The extensive enclosed garden adds so much to this property. "It's a feature that drew us to the cottage. A mature space, with lots of trees and flowering shrubs, it's probably at its best in the spring and early summer – we have lots of bulbs and dozens of hellebores in the early spring, which are always wonderful. The blossom around May is amazing and there's always something new poking through the soil or coming into flower. It's a marvellous garden for birds, especially sparrows and blue tits, not to mention a madly tame blackbird and some striking goldfinches. It's definitely worth keeping the feeders topped up to attract them!"

"I've had some good crops of tomatoes, courgettes and beans from the raised beds in the summer and the strawberries are really tasty. Once we get into the autumn, the fruit trees come into their own, with cooking and eating apples, some delicious pears and lots of plums. When it comes to maintenance, the wooden compost bins we installed have been great, and saved countless trips to the tip!"







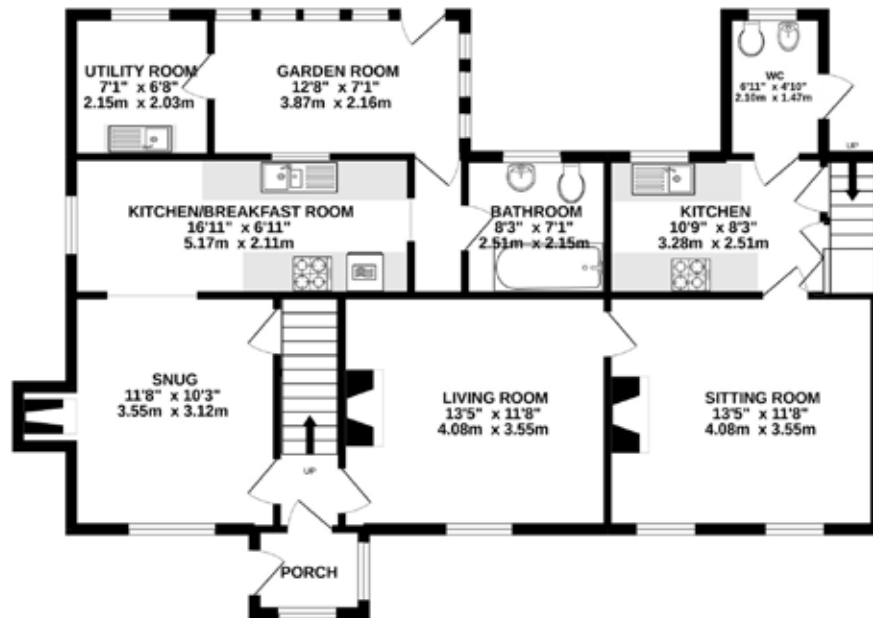




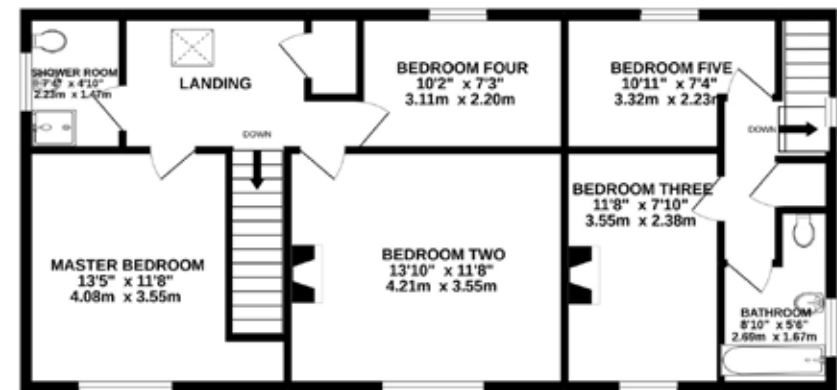




**GROUND FLOOR**  
932 sq.ft. (86.6 sq.m.) approx.



**1ST FLOOR**  
738 sq.ft. (68.5 sq.m.) approx.



**TOTAL FLOOR AREA : 1670 sq.ft. (155.1 sq.m.) approx.**

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.  
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Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. \* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed





### Village Life

"We love this part of North Norfolk. Our previous house was in the west of the county, so it's been great to have easy access to the coast and some of our favourite places, such as Blakeney and Cley, and attractions such as the gardens, grounds and glorious beach at Holkham, as well as Sheringham Park and Felbrigg Hall," the present owners said. "We've had many a walk round Pensthorpe Natural Park, which is just down the road, and enjoy pottering around Holt with friends." Pensthorpe Natural Park is Norfolk's biggest tourist attraction and home to a variety of wildlife and offers garden trails in a countryside lake and woodland conservation park. There are also many walking paths located around Great Ryburgh, and circular cycle routes that avoid the main roads. The river Wensum passes by the village and can be navigated in a kayak.

"We adore the farm shop and deli called Back to the Garden on the way to Holt, and have enjoyed some great Sunday lunches at pubs such as the Wiveton Bell, the Blue Boar in Langham and The Pigs at Edgefield," the owners said. In the village of Great Ryburgh itself there is a fish and chip shop as well as an award-winning butchers, a well-stocked village store with fresh produce, and a post office. When further amenities are required, the market town of Fakenham can be reached in less than ten minutes and, further afield, Norwich is approximately forty-five minutes by car.

### Services and District Council

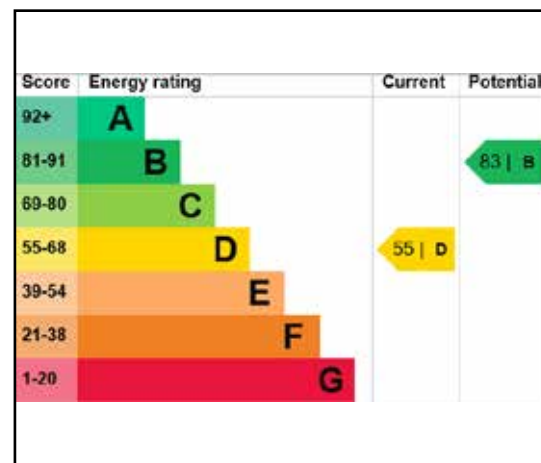
GFCH, Mains - Water & Drainage  
North Norfolk District Council

### Tenure

Freehold



Fine & Country Fakenham Office  
1 Bridge Street, Fakenham, Norfolk NR21 9AG  
01553 769100



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Fine & Country Fakenham  
1 Bridge Street, Fakenham, Norfolk NR21 9AG  
01328 854190 | [fakenham@fineandcountry.com](mailto:fakenham@fineandcountry.com)

