



THE STORY OF

Rose Cottage

Carbrooke, Norfolk

SOWERBYS



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Rose Cottage

Carbrooke, Thetford, Norfolk
IP25 6SJ

Beautiful 18th Century Flint Norfolk Cottage

Rich in Charm with Character
Features Throughout

Sought-After Semi-Rural Village Setting

Generous Living Space Extending to
Approx. 1,317 Sq. Ft. (STMS)

Three Well-Proportioned Bedrooms

Two Light-Filled and Versatile Reception Rooms

Country-Style Kitchen with Butler Sink

Ground Floor Bathroom with Classic Styling

Enclosed, Private Rear Garden
with Countryside Feel

Off-Road Parking and Single Garage

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Rose Cottage is a charming flint-built Norfolk cottage, rich in character and offering the perfect blend of period features and modern comfort—ideal for full-time living or as a country escape.

Tucked away on a quiet country lane in the picturesque village of Carbrooke, the cottage enjoys unspoilt views across open countryside, with miles of scenic walks and cycle routes right on the doorstep. Steeped in history, Carbrooke dates back to the 12th century and retains a strong sense of community, while remaining well-connected to the historic city of Norwich and the beautiful North Norfolk coast.

Believed to date back to the 18th century, Rose Cottage retains all the charm you'd expect—exposed flint walls, a cosy sitting room with log burner, and original detailing throughout. Later extensions have created a wonderfully versatile home of around 1,317 sq. ft. (STMS), with light-filled living spaces and a welcoming layout.

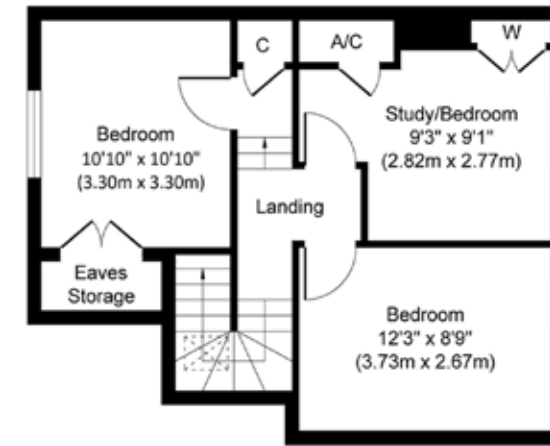
The 25ft dining/garden room is a real highlight—bathed in natural light and with views over the garden, it's the ideal space to entertain or simply relax throughout the day. The country-style kitchen features a butler sink and blends seamlessly into the inner hall, where a striking flint wall leads to the bathroom and staircase.

Upstairs, the home continues to impress with well-proportioned bedrooms and lovely views over the surrounding landscape.

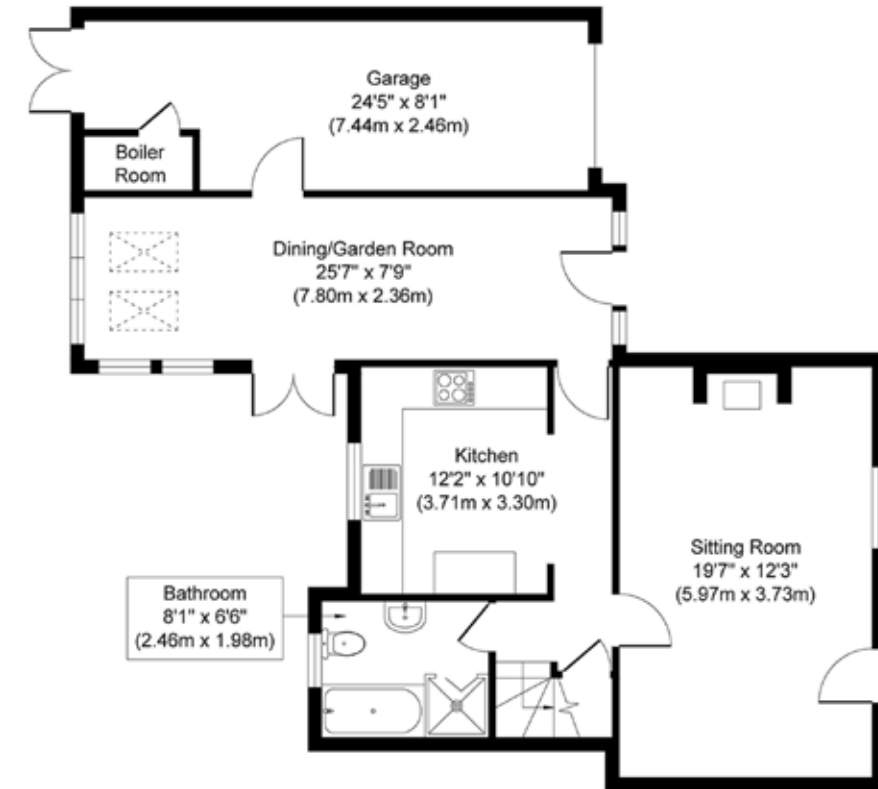
With its peaceful setting, flexible accommodation, and timeless charm, Rose Cottage is a rare find in one of Norfolk's most enchanting village locations.







First Floor
Approximate Floor Area
436 sq. ft
(40.50 sq. m)



Ground Floor
Approximate Floor Area
881 sq. ft
(81.84 sq. m)

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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Carbrooke

A SCENIC VILLAGE CLOSE TO NATURE

Carbrooke is nestled in the beautiful Norfolk countryside, surrounded by woodland, including Thetford Forest and Wayland Wood, just outside Watton. The village boasts a pre-school and a primary school, making it an excellent choice for families.

At the heart of the community is the Millennium Green, a stunning 10-acre space teeming with indigenous wildlife, trees, and wildflowers. This scenic area features a maze, wildlife pond, amphitheatre, and children's play area, along with picturesque walking trails that meander through the site.

Just 3 miles away, Watton offers a range of amenities, including a post office, supermarket, chemist, and schools catering to infants, juniors, and secondary students. The town hosts a weekly market full of local produce and goods. For golf enthusiasts, Richmond Park Golf Club provides an 18-hole course, driving range, and practice green. Additionally, the local sports centre features a fitness suite, all-weather courts, badminton, squash, and snooker facilities.

The nearest train station, Harling Road, is 8.5 miles away, offering regular services to Norwich (34 minutes) and Cambridge (54 minutes). For further amenities, the market town of Dereham, approximately 8 miles away, provides a variety of restaurants, cafés, museums, a leisure centre, a golf course, and several schools.



Note from the Vendor



“We’ve loved exploring the nearby forest and local walks, they offer a real sense of escape and seasonal beauty.”



SERVICES CONNECTED

Mains water and electricity. Drainage via septic tank. Oil fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///support.backswing.tougher

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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