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& HURRELL**

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Bethany Cottage, Stow Heath Road, Felmingham,
Norfolk, NR28 0LR

Bethany Cottage is a charming three-bedroom semi-detached home, offering a peaceful retreat in the North Norfolk hamlet of Felmingham. Ideally positioned between the historic market towns of Aylsham and North Walsham, the property is surrounded by rolling countryside and lies close to the picturesque waterways on the northern edge of the renowned Norfolk Broads.

Set to the side of the property is off-road parking, along with access to the rear garden which is mainly laid to lawn and bordered by mature hedging. A timber-decked terrace provides a delightful space for alfresco dining or entertaining, overlooking the garden and creating a seamless indoor-outdoor lifestyle.

Inside, the home is thoughtfully arranged. A welcoming entrance hallway leads to a convenient cloakroom and a generous lounge featuring a cosy fireplace and bi-folding doors opening onto the garden terrace. The lounge flows into a kitchen dining room with an external door, perfect for everyday family living. Upstairs, the landing includes built-in storage and gives access to a family bathroom and three bedrooms, the main benefitting from its own en-suite.

Bethany Cottage is further complemented by its village location, not far from the community hall and the popular Weaver’s Way, a scenic walking route favoured by ramblers and nature lovers. The nearby towns of North Walsham and Aylsham offer a comprehensive range of amenities, including supermarkets, petrol stations, a variety of shops, schooling for all ages, medical practices, and leisure facilities, making this a practical yet idyllic place to call home.



Semi-Detached



House



Older



2 Bathrooms



1 Reception



3 Bedrooms



Tax Band B



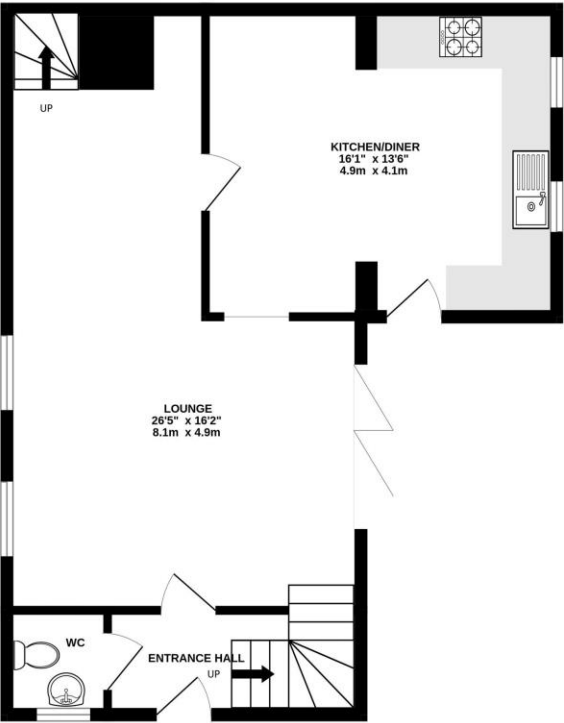
Off-Road
Parking



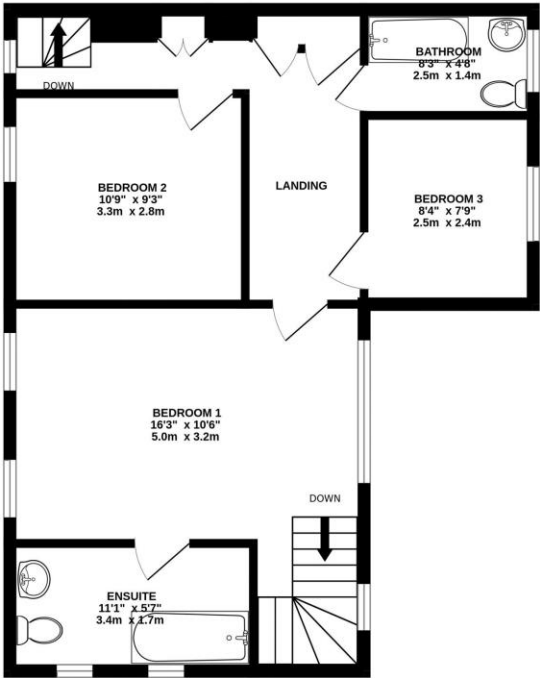
No
Garage



GROUND FLOOR
607 sq.ft. (56.4 sq.m.) approx.



1ST FLOOR
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA : 1173 sq.ft. (108.9 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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Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B		
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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