



THE STORY OF

# Lincoln Cottage

*Bradfield, Norfolk*

SOWERBYS





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# Lincoln Cottage

Bradfield Common, Bradfield, North Walsham,  
Norfolk, NR28 0QR

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Beautifully Presented Period Home

Thoughtfully Updated to a High Standard

Focal Point Wood Burner

Separate Utility Room

Four Bedrooms

Stylish One Bedroom Guest Suite

Uninterrupted Countryside Vistas

Generous Garden

Ample Off-Road Parking

Rural Location

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**SOWERBYS HOLT OFFICE**

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Set amidst tranquil field views, this cottage has been thoughtfully updated by its current owners, preserving its original character while introducing stylish, contemporary touches.

Inside, a soft, neutral palette creates a calm atmosphere, with a mix of modern aesthetics and traditional features, such as exposed beams, a log burner set within a brick fireplace, and stunning arched windows. The inviting and light-filled interiors include two spacious reception rooms, both basking in natural sunlight, while a modern kitchen with adjoining dining area provides a lovely space for entertaining. A utility room and a convenient shower room are on the ground floor.

Bedroom three, located on the ground floor, offers additional flexibility. Upstairs, you'll find two generously sized, charming bedrooms that share a well-appointed family bathroom, both with stunning views across neighbouring farmland.

The former garage is used as a stylish one-bedroom guest suite. It comes complete with its own parking space and a small private courtyard garden.

The main house enjoys a large garden that stretches across approximately one third of an acre (STMS), offering plenty of space for outdoor enjoyment. The gardens are wonderfully private, creating a peaceful oasis, and there is ample parking available at the front of the property.

With its perfect blend of country living, modern renovations, and thoughtful details, Lincoln Cottage is an ideal rural home, whether you're looking for a family home or a delightful getaway.





Sitting in bed in the mornings watching the deer in the field is quite a special view.















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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# Bradfield

PICTURESQUE LANES AND OPEN FARMLAND

Bradfield is a charming rural village in North Norfolk, offering a peaceful lifestyle surrounded by unspoiled countryside. Just a short drive from the market town of North Walsham, Bradfield provides the perfect balance of seclusion and accessibility, with excellent links to the nearby coast and the city of Norwich.

This small yet welcoming village is ideal for those seeking a slower pace of life. Its picturesque lanes, open farmland, and traditional homes create a quintessentially English setting. The area is popular with walkers and nature lovers, with plenty of scenic footpaths and bridleways to explore.

Despite its rural feel, Bradfield benefits from easy access to essential amenities. North Walsham, just over three miles away, offers a range of shops, supermarkets, cafés, and restaurants, along with schools and a train station with direct services to Norwich and Cromer. The stunning North Norfolk coastline, with its sandy beaches and charming seaside towns, is also within easy reach.

With its blend of countryside charm and convenient connections, Bradfield is a sought-after location for families, retirees, and anyone looking to escape the hustle and bustle of urban life.



## Note from the Vendor



Marriotts Way

“We love walking through the wood and seeing how it constantly changes. Wild garlic and bluebells in the spring are a particular highlight.”



## SERVICES CONNECTED

Mains water, electricity and drainage. Electric eco radiators.

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

F. Ref:- 2408-7043-7292-5568-4960

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: ///beaker.reserving.robots

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# 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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