



THE STORY OF

# Rose Cottage

*Briningham, Norfolk*

SOWERBYS



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# Rose Cottage

Briningham, Norfolk  
NR24 2PX

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Grade II Listed 17th-Century Cottage  
with Original Character Features

Four Bedrooms Over Three Floors

Detached, Self-Contained Annexe  
with Kitchen and Wet Room

Half an Acre (stms) of Mature, Low-  
Maintenance Gardens with Wildlife Pond

Large Inglenook Fireplace and Exposed Beams

Ample Parking with Garage and Storage

Quiet Village Setting Close to Holt,  
Fakenham, and North Norfolk Coast

No Onward Chain

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**SOWERBYS HOLT OFFICE**

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Tucked away in the peaceful village of Brinningham, Rose Cottage is a beautiful Grade II listed home that blends historic charm with versatile modern living. Dating back to the 17th century, this enchanting four-bedroom property unfolds over three character-filled floors – from exposed beams and inglenook fireplaces to light-filled rooms with views over the half-acre grounds. A rare addition to the home is the detached, self-contained annexe – ideal for guests or multi-generational living – all offered with the ease of no onward chain.

Inside, the cottage opens into a welcoming hallway, leading to a sitting room with French doors onto the garden and a cosy open fire. The heart of the home is the hand-built kitchen, fitted with rich Iroko hardwood worktops, flowing through to the generous dining room – perfect for family gatherings. The drawing room's impressive inglenook fireplace and timber beams set a timeless tone, while a utility room and ground-floor cloakroom add practicality. Upstairs, three bedrooms and a family bathroom await on the first floor, with the second floor providing a spacious, recently converted fourth bedroom bathed in natural light.

The detached annexe offers vaulted ceilings, bi-fold doors to a private terrace, and a thoughtfully designed interior with kitchen, wet room and storage. Whether used for independent living, a creative studio or a holiday let, it's a space brimming with potential. Outside, the landscaped grounds are designed for easy care, with wildflower areas, mature trees, a wildlife pond, and charming features such as a well, summer house and timber shed. A large gravel driveway provides ample parking, and the garage and storage rooms ensure everything has its place.





We have loved our beautiful, historic cottage. The garden is amazing, and we are close to the coast for swimming and sailing.





Moving here gave us better access to nature, nice friends in the village and the simple pleasure of enjoying late summer evenings.



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.

# Briningham

PERFECT VILLAGE LIVING CLOSE TO  
THE HUSTLE AND BUSTLE OF HOLT

Briningham is a peaceful village in the heart of Norfolk, with roots tracing back to the Anglo-Saxon era. The village's most prominent landmark is Belle Vue Tower, originally a windmill and now a private home. Its parish church, Saint Maurice—dedicated to the Roman-Egyptian martyr—is unusual in having its tower positioned on the south side.

Just four miles from the thriving market town of Holt, Briningham enjoys a perfect balance of rural tranquillity and nearby amenities. Holt's Georgian high street is lined with independent shops, many of which support the 'Love Holt' initiative, celebrating local businesses. Throughout the year, the town hosts lively events including the Holt Festival and the ever-popular 1940s Weekend, with the heritage 'Poppy Line' steam railway linking Holt to Sheringham.

Holt offers everything you could need day-to-day, from a traditional butcher, fishmonger and greengrocer to the renowned Bakers and Larners department store, family-run since 1770. Chic boutiques, homeware stores, and Norfolk Natural Living's fragrant displays make it easy to linger, while Byfords deli and café is a favourite spot to relax and watch the world go by.

Surrounding Holt, you'll find a mix of Georgian townhouses, 1930s family homes, and thoughtfully designed contemporary properties. For fresh air and open spaces, Holt Country Park and Spout Hills are both on the doorstep, offering heathland walks and a chance to reconnect with nature.



## Note from the Vendor



Charming Sitting Room

“The house is listed in Nicholas Pevsners guide to architecture in Norfolk. A beautiful feature is the original carvings of dogs in the fireplace.”



## SERVICES CONNECTED

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

## COUNCIL TAX

Band to be confirmed.

## ENERGY EFFICIENCY RATING

F. Ref: 2663-3054-0208-5415-0200

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: ///harsh.honeybees.spurring

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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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