



INTRODUCING

# Rose Cottage

*Little Barningham, Norfolk*

# SOWERBYS





THE STORY OF

# Rose Cottage

Little Barningham, Norfolk  
NR11 7AG

---

Detached Cottage Originally Two Cottages

Full Modernisation Required

Generous and Private Plot

Attractive Garden

In-and-Out Driveway

Ample Parking

Versatile Accommodation

Four Bedrooms

Offered Chain Free

---

**SOWERBYS HOLT OFFICE**

01263 710777

[holt@sowerbys.com](mailto:holt@sowerbys.com)







Believed to have originally comprised two cottages, now thoughtfully combined into one dwelling, this property offers character, space, and exciting potential. In need of full modernisation and refurbishment, the cottage occupies a generous and private plot, with an attractive garden enhanced by a charming village stream running along the rear boundary.

An in-and-out driveway provides ample parking and is complemented by the benefit of two garages. Inside, the accommodation is versatile, with multiple reception rooms and four bedrooms, offering scope for reconfiguration into a more contemporary layout if desired.

With its spacious grounds, period charm, and enviable position, Rose Cottage represents an excellent opportunity to create a wonderful family home in the heart of the Norfolk countryside. The property is offered chain free.

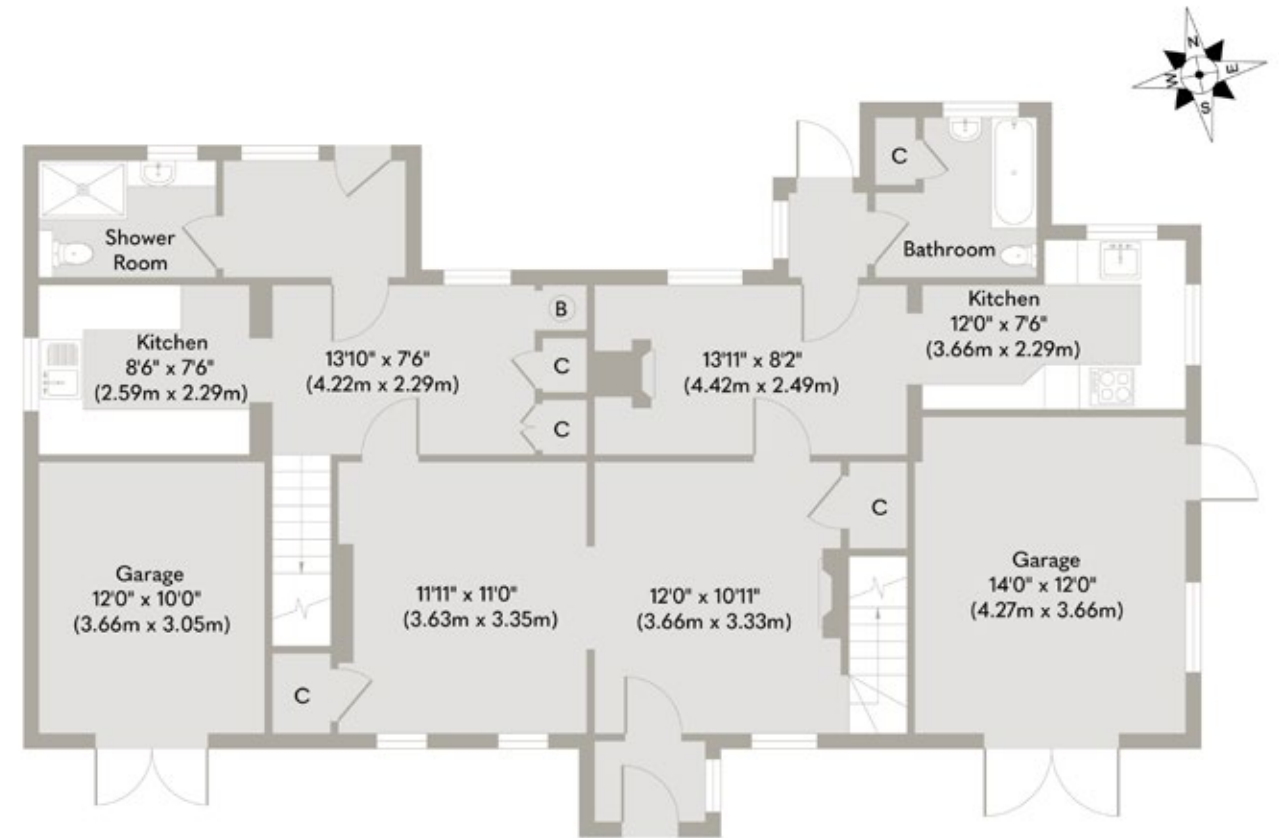




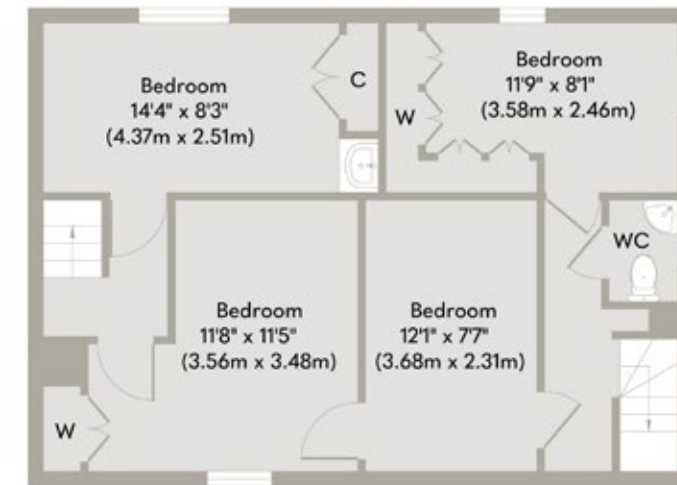
Versatile, with multiple reception rooms and four bedrooms.







Ground Floor  
Approximate Floor Area  
893 sq. ft  
(82.95 sq. m)



First Floor  
Approximate Floor Area  
557 sq. ft  
(51.74 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.

Copyright V360 Ltd 2025 | [www.houseviz.com](http://www.houseviz.com)



# Little Barningham

CHARMING NORFOLK ARCHITECTURE  
AND UNSPOILED COUNTRYSIDE

Little Barningham is a peaceful village located in the heart of Norfolk, offering a tranquil rural lifestyle with easy access to nearby market towns and the beautiful north Norfolk coast. Surrounded by scenic countryside, this charming village features traditional Norfolk cottages and a close-knit community, making it an ideal place for families and retirees seeking a quiet retreat.

Though small, Little Barningham is just a short drive from Aylsham, where you'll find essential amenities such as butchers, bakers, supermarkets, and doctors' surgeries. The village is also close to several welcoming pubs and eateries, perfect for a relaxing meal or drink.

For outdoor enthusiasts, the village is ideally located near the stunning Norfolk coast, with unspoiled beaches, nature reserves, and scenic walking trails. The surrounding countryside is perfect for cycling and hiking, offering an escape into nature.

Families will benefit from nearby Aylsham High School, as well as good transport links to Norwich, which is just a short drive away. Norwich offers excellent rail connections, including services to London, and boasts a wealth of cultural attractions, historical landmarks, and modern amenities.

With its peaceful setting, and proximity to both town and coast, Little Barningham offers the best of rural living with easy access to city life, making it a fantastic choice for those seeking a balanced lifestyle.



*Note from Sowerbys*



“A generous and private plot, with an attractive garden enhanced by a charming village stream.”



## SERVICES CONNECTED

Mains water and electricity. Heating and drainage to be confirmed.

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

F. Ref:- 0320-2271-8580-2225-4471

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: ///envoy.youths.teaches

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.



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606.  
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

