



THE STORY OF

Janet Cottage

Rougham, Norfolk

SOWERBYS



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Rougham, Norfolk
PE32 2SD

Guide Price: £700,000 - £750,000

No Onward Chain

Five Double Bedrooms, incl.
Ground-Floor En-Suite

Living Space Boasting Over 3,000 SqFt
and Spacious 0.86-Acre Plot (STMS)

First Time on the Open Market

Open-Plan Kitchen with Electric Aga

Extended and Remodelled Over Time

Log Burner for Cosy Evenings

Originally Estate Cottages for Rougham Estate

Annexe Potential (STPP)

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Janet Cottage is a home with a rich history and a story to tell. Built in the mid-19th century as estate cottages for the Rougham Estate, it remained in their ownership until the mid-1970s when it was purchased privately by the current owner's family. Having never been on the open market before, this is a rare opportunity to make this remarkable home your own.

Set within a generous 0.86-acre plot (STMS) of gardens, woodland, and open countryside, the setting is truly idyllic. Over the years, the home has evolved to meet modern family life, with thoughtful extensions in the 1980s and 1990s and a beautifully remodelled kitchen completed in 2019. Full of character and charm, yet with scope for further enhancement, it's ready for its next chapter.

At its heart, the open-plan kitchen and dining space is a welcoming hub, featuring bespoke wooden worktops, an electric Aga radiating warmth in winter, and seamless access to the garden for easy alfresco dining in summer. A separate sitting room with a log burner offers a cosy retreat, while the triple aspect landing provides a perfect spot to enjoy the changing seasons.

One of the home's most unique features is the hand-painted Chinese wallpaper in the first reception room, created by the owner's father—an acclaimed stage designer—as a gift for his wife. Inspired by the wallpaper at Felbrigg Hall, it reflects the family's artistic heritage and adds a rare touch of history and craftsmanship. The first-floor studio, once his creative sanctuary, could now become an exceptional bedroom or workspace.

With five double bedrooms, the home offers excellent flexibility. A spacious ground-floor bedroom with en-suite is ideal for multi-generational living or future-proofing. Upstairs, four further doubles include the principal suite with en-suite, a second en-suite guest room, and two additional bedrooms served by a well-appointed family bathroom.



Our favourite view in the house is looking out onto the back garden from the picture window on the landing where the rocking horse is.





We have made lots of changes to improve the property since we moved in full-time, including replacing all the old single-glazed windows.



Outside, the home enjoys wraparound space, offering somewhere to catch the sun at all hours of the day. A series of brick and timber outbuildings provide covered parking, storage, or even the potential for further accommodation (subject to the necessary planning consents), adding yet more versatility to this already substantial home.

With Rougham and Castle Acre close by, life here offers the best of Norfolk's countryside—scenic walks, historic villages, and a deep sense of peace. For those who love the coast, some of North Norfolk's finest stretches of coastline, including Wells-next-the-Sea, Holme-next-the-Sea, and Brancaster, are all within around a 30-minute drive.

Janet Cottage is more than just a home; it is a place where history, creativity, and modern family living come together in perfect harmony, with scope for its next owner to make their mark.



...having total peace and privacy - being surrounded on all sides by garden, woodland and countryside, beautiful views, hearing and seeing an abundance of wildlife...





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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Rougham

A VILLAGE WHERE HISTORY, NATURE
AND COMMUNITY MEET

As you wander Rougham's peaceful village streets, surrounded by gently swaying trees and timeless cottages, it's easy to feel a world away from the rush of modern life. This charming Norfolk village, with its rich heritage and close-knit community, offers a true taste of tranquillity.

Nestled amidst rolling fields and woodland, Rougham is perfectly placed for those who love the great outdoors. Scenic walks lead through unspoilt landscapes, while the historic market towns of Swaffham and Fakenham are just a short drive away, offering independent shops, cosy cafés, and bustling markets filled with local produce.

For a taste of history, Castle Acre is just a few miles away. Step through the ancient Bailey Gate and into a village steeped in Norman heritage, where the magnificent Castle Acre Castle and Priory whisper stories of medieval grandeur. Wander the priory's cloisters, breathe in the scents of the historic herb garden, or simply soak up the timeless atmosphere of this remarkable place.

When it's time to pause, visit The Ostrich, a historic coaching inn turned gastropub, for a hearty meal or a refreshing drink. Browse Castle Antiques & Collectables for a unique find or stop by the independent bookshop for your next read.

Despite its rural charm, Rougham is well-connected. The A1065 links to Swaffham and Fakenham, while the A47 provides easy access to Norwich and King's Lynn, where mainline rail services offer direct trains to London King's Cross.

With its peaceful setting, strong community spirit, and easy access to both countryside and coast, Rougham is a place where life moves at a gentler pace—yet everything you need is never too far away.



Note from the Vendor



“We would describe our home as unique, peaceful and spacious.”



SERVICES CONNECTED

Mains electricity and water. Solar Panels On A Feed-In
Tariff With British Gas. Drainage to septic tank. Oil fired central heating.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

E. Ref: 0370-2404-5470-2225-4825

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: ///riverboat.friends.recoup

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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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