



THE STORY OF
Brumble Cottage &
Brumble Barn

Methwold, Norfolk

SOWERBYS



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Brumble Cottage & Brumble Barn

14 Hythe Road, Methwold, Norfolk
IP26 4PP

Detached Family Home Set Within
Landscaped Gardens

Beautiful Oak Framed Garden Room
Handcrafted by Norfolk Post And Beam

Three Generous Double Bedrooms Including
Principal Suite With En-Suite Shower Room

Well Appointed Kitchen with Separate
Dining Room Utility and Cloakroom

Mature Gardens with Lawns Patio
Areas Vegetable Plot and Orchard

Air Source Heat Pump Providing
Efficient Renewable Heating

Solar PV Panels with Battery
Storage and Feed-In Tariff

Expansive Open Meadow Views Creating
a Serene Countryside Setting

Impressive Barn Outbuilding Offering
Unlimited Possibilities with EV Charging

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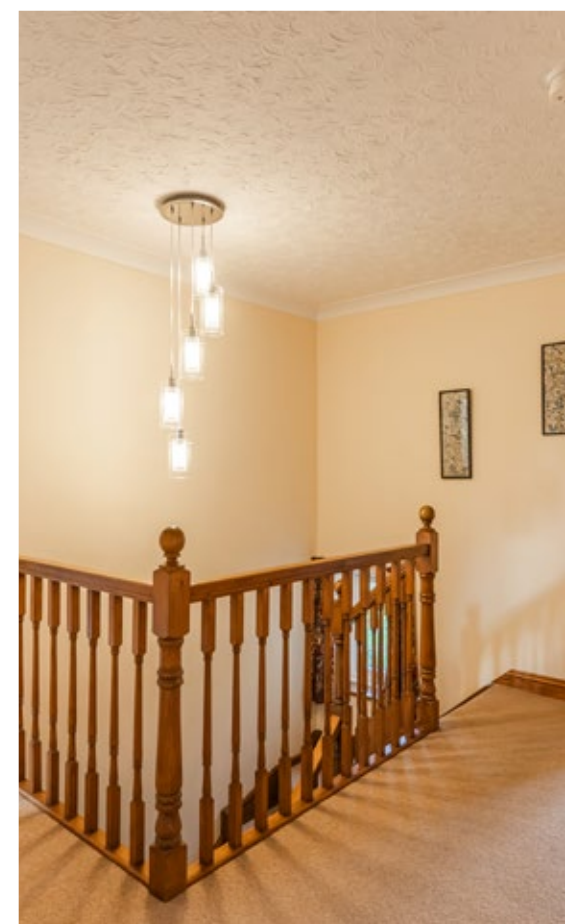
Set within approximately 0.87 acres (STMS) of beautifully landscaped gardens and enjoying far-reaching views across open meadows, Brumble Cottage is a home defined by character, comfort and connection to the natural world. Positioned in the heart of the charming West Norfolk village of Methwold, it offers a lifestyle that blends craftsmanship, modern efficiency and a deep appreciation for outdoor living.

Originally built in the early 2000s, the property has been thoughtfully refined by its current owners over nearly two decades, resulting in a home of warmth, quality and balance. Every space has been considered for both functionality and atmosphere, combining traditional design elements with modern efficiency.

At the heart of the home lies the striking oak-framed garden room, a handcrafted creation by Norfolk Post and Beam. Designed to draw in natural light throughout the day, it offers the perfect place to unwind and enjoy the beauty of the gardens and the glow of the setting sun. This room has become the natural gathering point of the house, a celebration of craftsmanship and a seamless link between indoor and outdoor living.

The ground floor unfolds with a sense of flow and proportion. A welcoming entrance hall leads to a comfortable sitting room and a well-sized dining room, each providing inviting spaces for everyday family life or entertaining. The kitchen, with its practical layout, creates a sociable hub for both cooking and conversation. A utility room and cloakroom complete the downstairs accommodation, ensuring the home functions effortlessly for modern living.





Upstairs, the property continues to impress with three generous double bedrooms, each designed for peace and relaxation. The principal bedroom enjoys the benefit of an en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom. Every room is filled with light and enjoys views over the gardens and surrounding countryside, reinforcing the home's calm and welcoming atmosphere.

The outside space at Brumble Cottage is a true delight, a carefully tended haven that evolves beautifully with the seasons. Mature planting and thoughtful landscaping create distinct areas for growing, entertaining and relaxation. A productive vegetable plot and orchard sit alongside sweeping lawns and established borders, while patio areas provide inviting spots for al fresco dining or quiet reflection. It is a garden designed to be enjoyed, nurtured and lived in.

Sustainability and efficiency are integral to Brumble Cottage's design. An air source heat pump delivers efficient, renewable heating throughout the home, complemented by solar PV panels with a feed-in tariff. An EV charging point adds to the home's eco-conscious features, making it well-suited to a modern lifestyle that values both comfort and environmental responsibility.

Brumble Cottage is a home of balance and character, beautifully maintained, thoughtfully designed, and positioned in a setting that encourages creativity, connection and a slower pace of life. It represents a rare opportunity to embrace countryside living with contemporary comfort and timeless charm at its heart.

Brumble Barn is a beautifully converted and fully insulated single barn offering three generous ground-floor rooms and a first-floor/loft space, presenting exceptional scope for both professional and personal pursuits.

The middle room benefits from double glazing, a personal entrance door, and its own WC and sink/kitchenette facilities, perfectly suited for use as an office, studio, or practice space. To the far right, a large garage room provides excellent storage or workspace, while the far left room serves as a workshop, ideal for creative projects or hobbies. Above, the first-floor room offers additional flexibility as a studio, gym, or work-from-home environment.

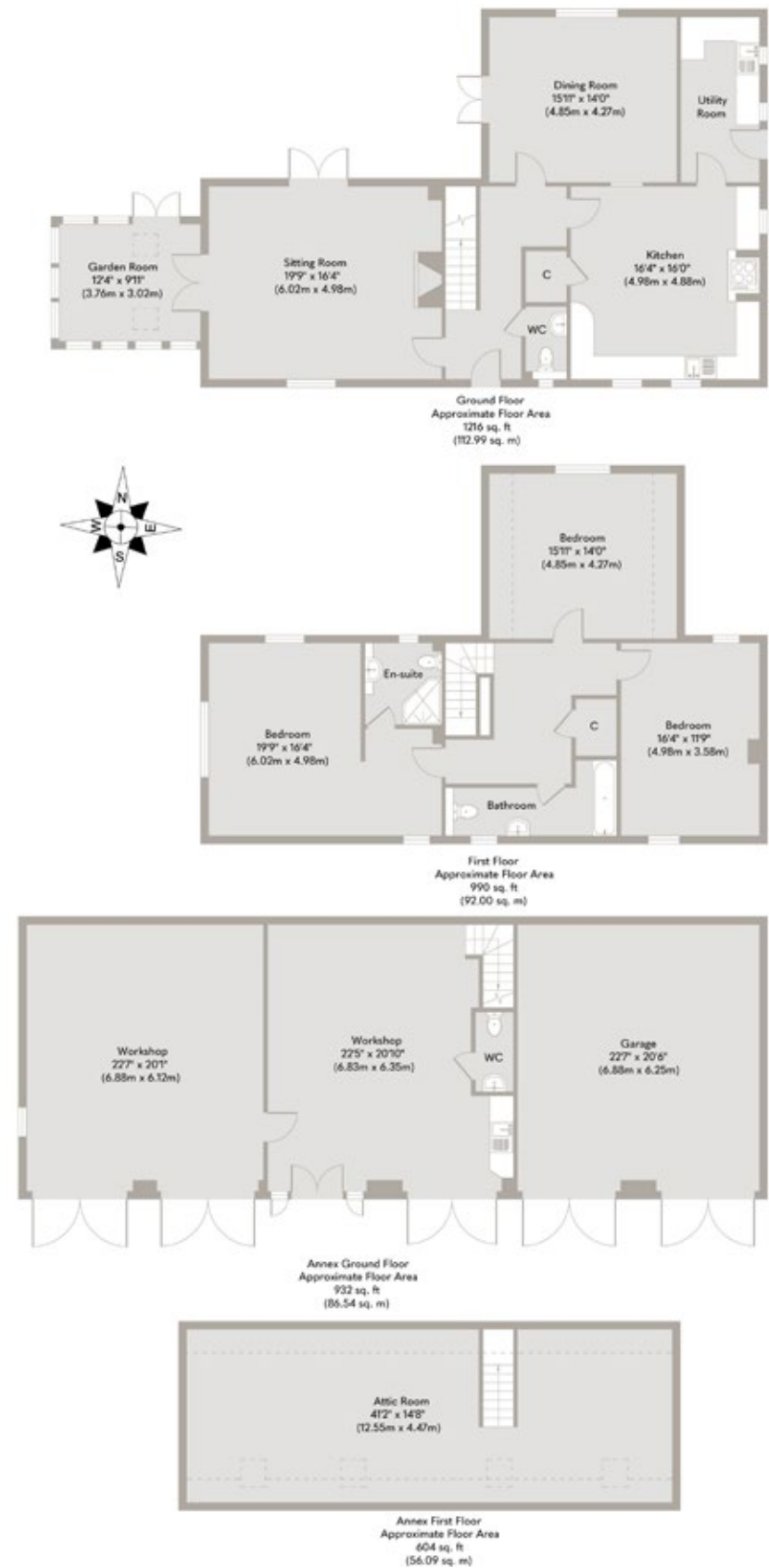
Originally restored in 2008, the barn has been transformed from a traditional agricultural structure into a versatile, high-quality space ready to adapt to a wide variety of needs. Whether for business use, artistic creation, fitness, storage, or a professional practice, the potential it offers is vast. Its scale, specification and setting combine to make it a rare and valuable asset, one that expands the possibilities of country living.

Brumble Cottage and Brumble Barn together represent a truly unique opportunity, a home where craftsmanship meets sustainability, and where every element has been designed to inspire creativity and connection with the natural surroundings.



We have loved the space to pursue our interests and create a beautiful garden and barn.





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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Methwold

TIMELESS VILLAGE CHARM ON THE EDGE OF THE FOREST

Tucked between the Norfolk Fens and Breckland, the civil parish of Methwold is a traditional rural village offering a peaceful lifestyle with a strong sense of community. Positioned on the edge of Thetford Forest, the village enjoys a delightful setting and provides essential amenities including a church, post office, primary and secondary schools, sports facilities, and a welcoming pub—making it ideal for families and those seeking village life with convenience.

Around 20 miles away, the historic market town of King's Lynn sits on the banks of the River Ouse and offers a fascinating blend of heritage and modern living. Once a vital trading port during the Middle Ages, the town's rich history is still evident in its beautifully preserved architecture. King Street, once called 'Stockfish Row' thanks to the many fish merchants based there, boasts a listed building every 26 feet and was famously described by Sir John Betjeman as one of the finest walks in England.

Today, King's Lynn combines history with vibrant town life. The Vancouver Centre is home to a wide selection of high street names and independent eateries, while the Majestic Cinema, King's Lynn Alive Corn Exchange, and St George's Guildhall—Britain's oldest surviving medieval guildhall—offer a lively cultural calendar.

To the west, a charming cluster of Georgian architecture surrounds The Walks, a Grade II listed, 17-hectare park. Once a promenade for the town's elegant residents, it's now a much-loved space for families to enjoy strolls, summer concerts, and a visit to The Red Mount—a striking medieval structure with far-reaching views.



Note from the Vendor



“We’ve built a boat here, kept bees and grown food. Moving here changed how we lived, it gave us space, sustainability, and a home we loved.”



SERVICES CONNECTED

Mains water and electricity. Air source heating. Drainage via septic tank.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

B. Ref:-0673-3956-1209-0735-2200

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: ///dummy.junction.thigh

AGENT'S NOTE

Please note that the property is subject to a historic footpath which runs adjacent to the southern boundary of the property from the driveway entrance leading to the meadow to the west of the property.

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.



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