



THE STORY OF  
**Honeysuckle Cottage**

*Bradenham, Norfolk*

**SOWERBYS**



THE STORY OF

# Honeysuckle Cottage

17 School Road, Bradenham,  
IP25 7QU

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An Attractive, Victorian Cottage  
with a Flint Façade

Wealth of Character with Original Features

Superb, Semi-Rural Location Within  
a Popular Norfolk Village

Flexible Accommodation Extending  
to Approximately 1,681 Sq. Ft.

Two Impressive Reception  
Rooms and Conservatory

Generous Kitchen/Breakfast Room  
Extending to Over 22Ft

Four Bedrooms, En-Suite and Family Bathroom

Established, Private Rear Garden with  
Field Views to the Rear Aspect

Double Garage with Off Road Parking

No Onward Chain

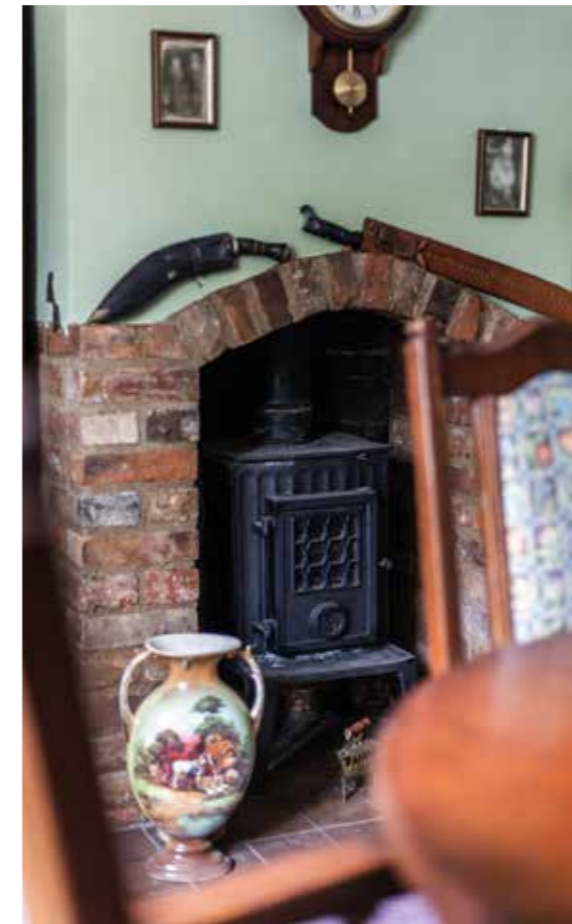
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**SOWERBYS DEREHAM OFFICE**

01362 693591

dereham@sowerbys.com





Residing along a quiet lane just moments away from glorious countryside walks, Honeysuckle cottage stands proud by the roadside, enjoying an attractive flint façade, underneath a pantile roof. Located on the fringe of the charming village of Bradenham in the heart of Norfolk, this fabulous Victorian cottage is being sold with no onward chain and gives the opportunity to adapt to a rural lifestyle with many activities on your doorstep, including fishing, boating, and shooting. Furthermore, the village has a real sense of community with an impressive central cricket green benefiting from a mobile post office, library at the village hall and mobile fish and chip van. Additionally, on match days the community get together and have a large BBQ, including a bar at the village hall.

The original part of the cottage is believed to have been constructed in 1820 through the Victorian era, offering a wealth of charming and period features, including exposed wooden timbers, which were salvaged from shipwrecks off the north Norfolk coast around 200 years ago.

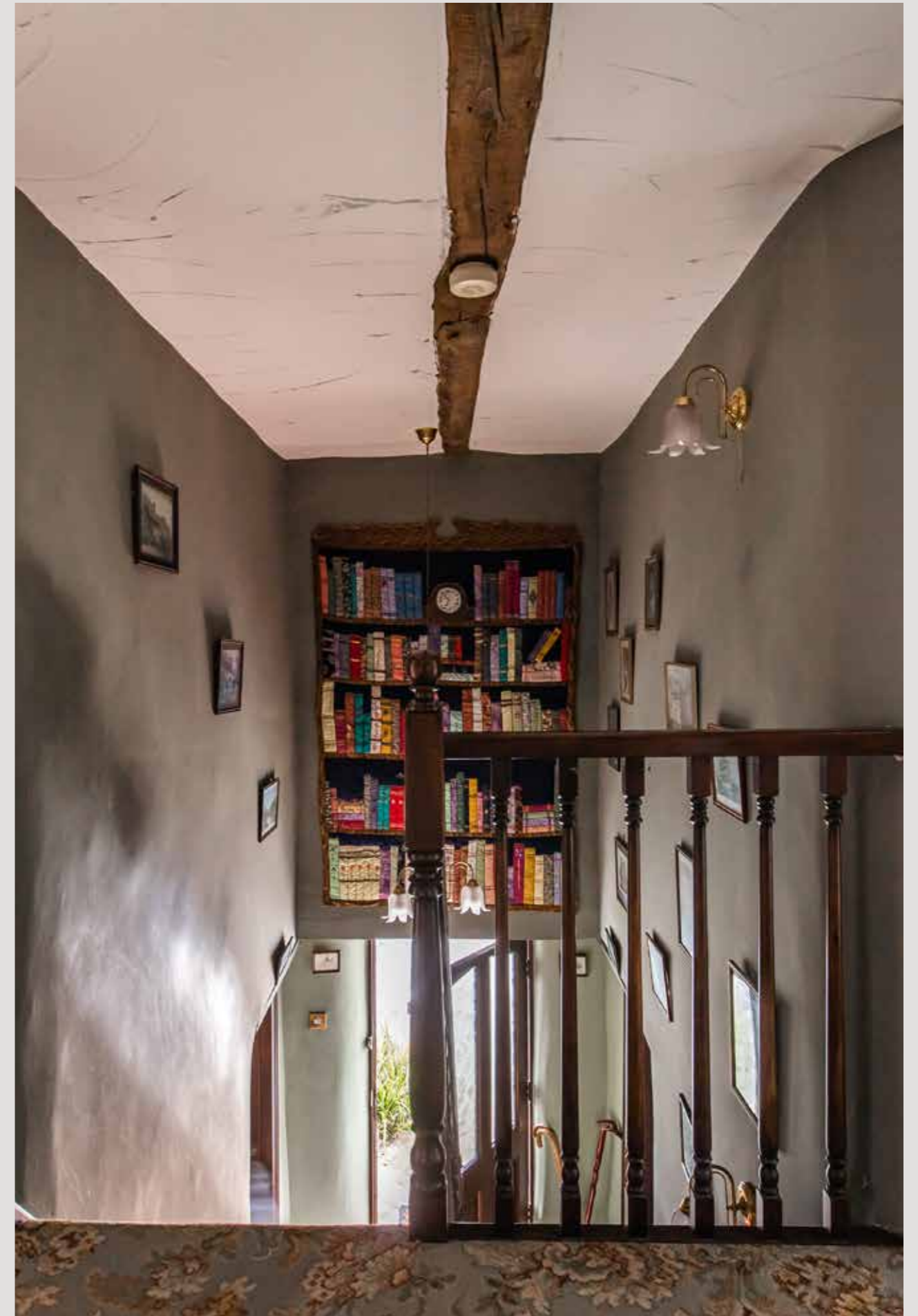
The internal accommodation extends to approximately 1,681 sq. ft. To the ground floor there are two impressive reception rooms. The sitting room looks out onto the cottage garden and houses a brick surround fireplace with an inset wood-burning stove, perfect for cosying up on winter evenings. Sliding doors lead outside, which are ideal for entertaining or offers the potential to expand the accommodation further, subject to the relevant permission. As you enter the dining room you're greeted by another brick surround fireplace, housing a wood-burning stove.

The kitchen/breakfast room, which runs virtually the full depth of the property, houses a large inglenook style, exposed brick fireplace with bressummer beam over and inset Rayburn serving the LP gas fired central heating. Exposed timbers and fitted country style units guide you into the rear part of the kitchen, extending to over 22ft, perfect for hosting guests. Due to the size of the kitchen, you could easily fit a large dining table here; therefore, the dining room could be purposed for a variety of different uses, including an office or hobbies room.

The remaining space downstairs includes a downstairs cloakroom and conservatory to the rear, which has been utilized for addition storage.

Leading upstairs onto the first floor landing, serving access to all four bedrooms. The impressive principal suite enjoys a dual aspect and a fitted en-suite bathroom. Bedrooms two and three are of a similar size and look out onto the front aspect, and the fourth bedroom would make an ideal office space. All three of the bedrooms share the family bathroom.

To the front of the property there is a fenced garden area with a pathway to the main entrance door. A gravelled side driveway provides access to the garage with up and over door, and power and light connected. The rear gardens, which are a particular feature of the property, comprise of lawned garden areas, with patio and pergola with retaining fencing and hedging.

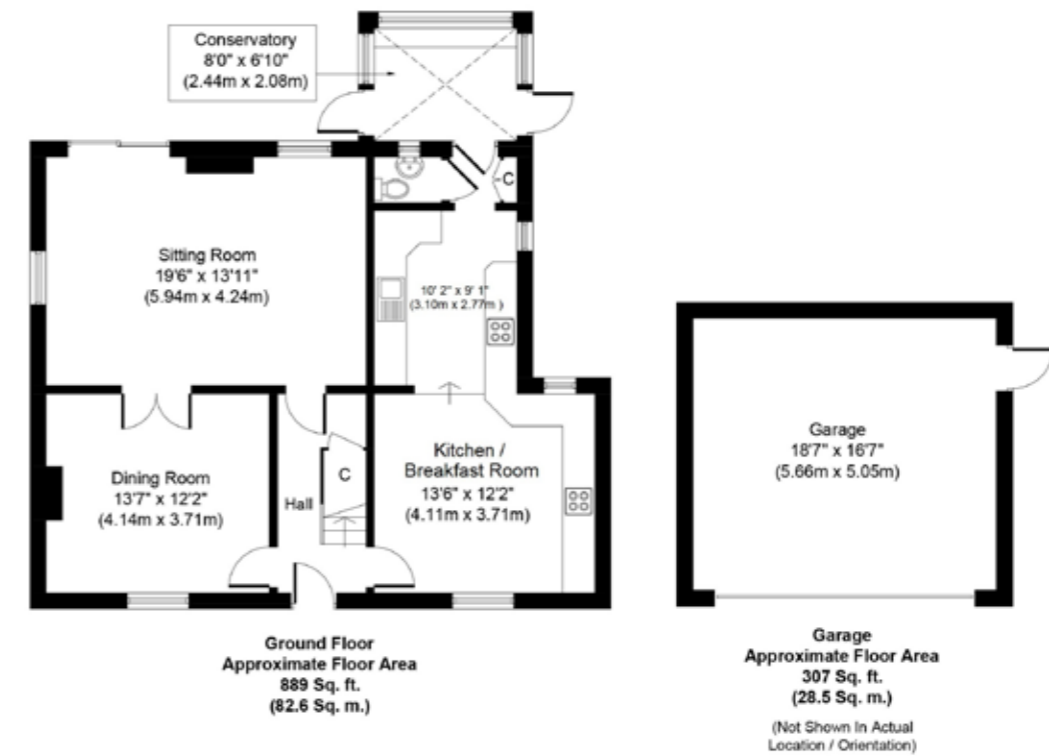
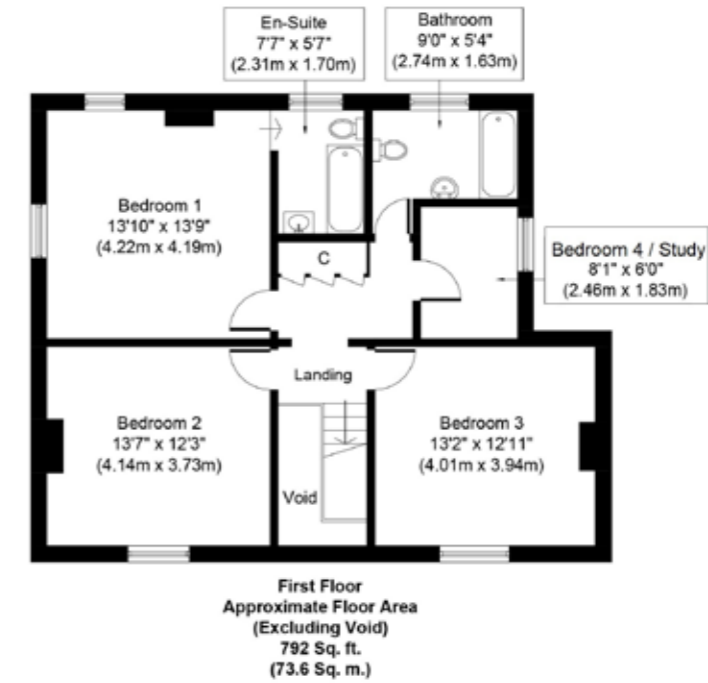








A home of peace and tranquillity.



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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# Bradenham

A THRIVING COMMUNITY AMIDST SCENIC BEAUTY

A large village green houses a children's play area and hosts a very active and well-known cricket club in addition to bowls and a football club. Bradenham is very much a desirable location for people of all ages.

Just over six miles away is the bustling market town of Dereham. Today, a twice weekly market, on Tuesdays and Fridays, along with a strong cohort of independent and specialist shops and free parking make the town a fabulous place for an afternoon spent browsing.

Look out for the town's other historic landmarks, which include the Mid-Norfolk Railway, a heritage line which runs 1950s railcars to Wymondham Abbey, Dereham Windmill, a Grade II listed building which was saved from the brink of destruction, and Bishop Bonner's Cottage, established in 1502 and believed to be the oldest building in town.

Heritage buffs are spoilt for choice with living museum Gressenhall Farm and Workhouse just a few minutes out of town, or step back in time and adventure at Castle Acre Castle and Priory, an 11th century monastic site, and National Trust property Oxburgh Hall, which is half an hour's drive away.

When you've worked up an appetite exploring, Dereham is home to one of Norfolk's best pubs, The Brisley Bell, which has a first-rate menu and a warm welcome which has earned it multiple awards. With good local schools, a leisure centre and golf course, Dereham and its surrounding villages are a fantastic spot to enjoy the best of Norfolk country living with easy commuting access to Norwich and the coast at Wells-next-the-Sea, just 22 miles away. Come discover a Norfolk gem.



Field Views at Honeysuckle Cottage



## SERVICES CONNECTED

Mains water, electricity and drainage. LPG gas fired central heating and economy 7 electric radiators.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

F. Ref:- 0360-2342-6140-2922-6321

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.

## AGENT'S NOTE

The property has been subject to recent remedial work for an area of damp. The works have been carried out by a specialist company and a warranty for the works is provided.

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

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

