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THE STORY OF

Stone Cottage

Kerdiston, Norfolk

SOWERBYS



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Stone Cottage

Brick Kiln Lane, Kerdiston,
Norfolk, NR10 4RR

Charming, Period Stone Cottage

Beautifully Restored Interiors

Country-Style Kitchen

Light-Filled Living Spaces

Mature, Lovingly Maintained Gardens

Selection of Apple and Plum Trees

Tranquil Rural Location

Close to Reepham

Ideal for Families and Country Living

Easy Access to North Norfolk's
Coast and Countryside

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Surrounded by rolling countryside and just a stones throw from the market town of Reepham, Stone Cottage offers warmth, character, and a deep sense of home. Completely renovated to a high standard by the current owners, this beautiful period property offers a slice of timeless country life.

Built from traditional Norfolk stone and set within a charming, well-established garden, the cottage immediately captures your imagination.

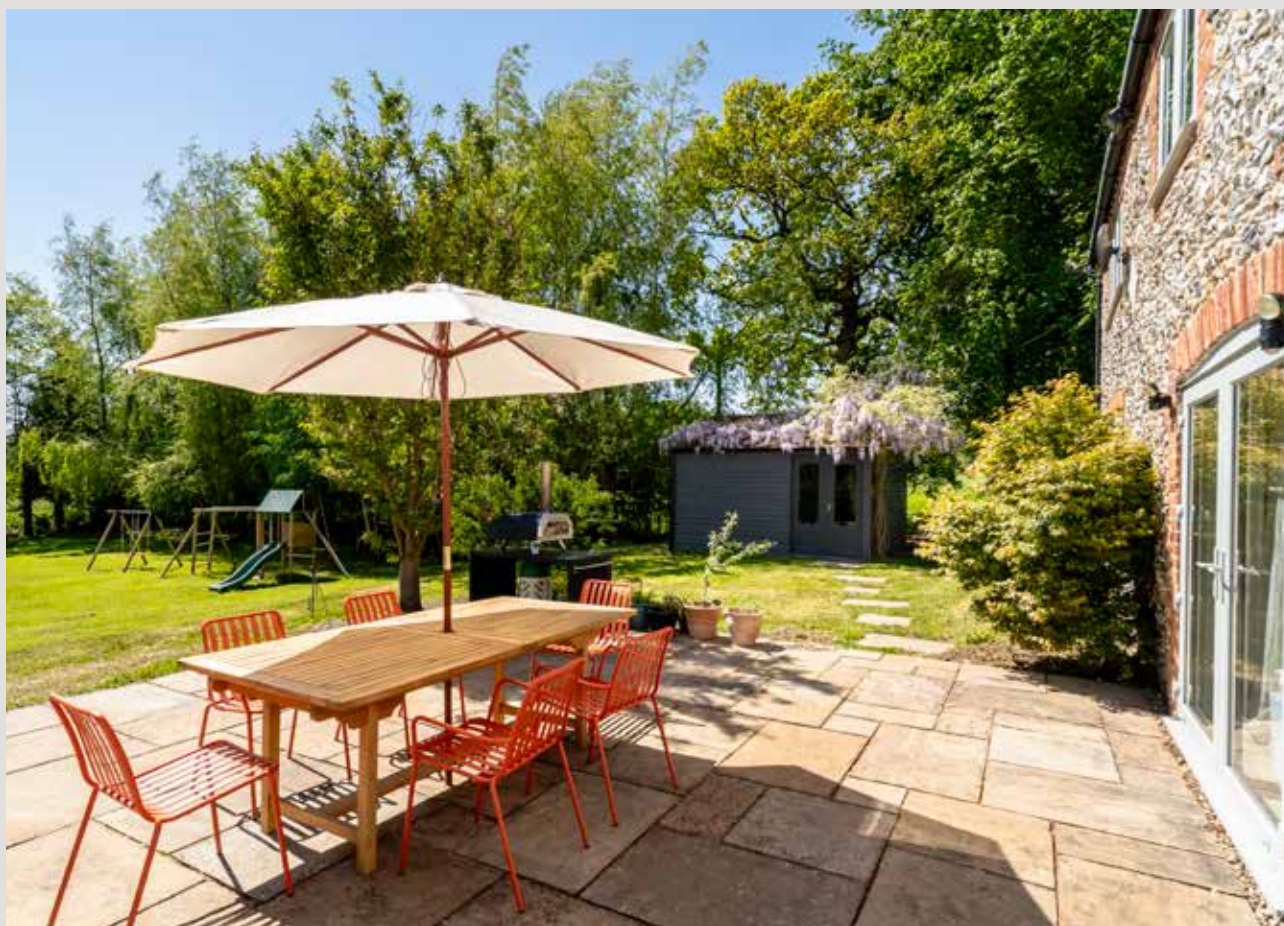


The interiors are rich with original details – exposed beams, rustic flooring, and the gentle curve of old walls – thoughtfully restored to retain their authenticity while blending effortlessly with modern touches.

With a welcoming sitting room complete with a roaring log burner, a country-style kitchen made for slow Sunday breakfasts, and sunlit spaces which invite you to curl up with a book, Stone Cottage offers peaceful, rural living at its finest.







Step outside and you're greeted by a beautifully mature and secluded garden, rich with natural charm. Surrounded by lush greenery and alive with birdsong, it's a haven for wildlife and a peaceful escape from the everyday. Whether enjoying a quiet morning coffee, or simply soaking in the sights and sounds of nature, this enchanting outdoor space truly feels like an extension of the countryside.

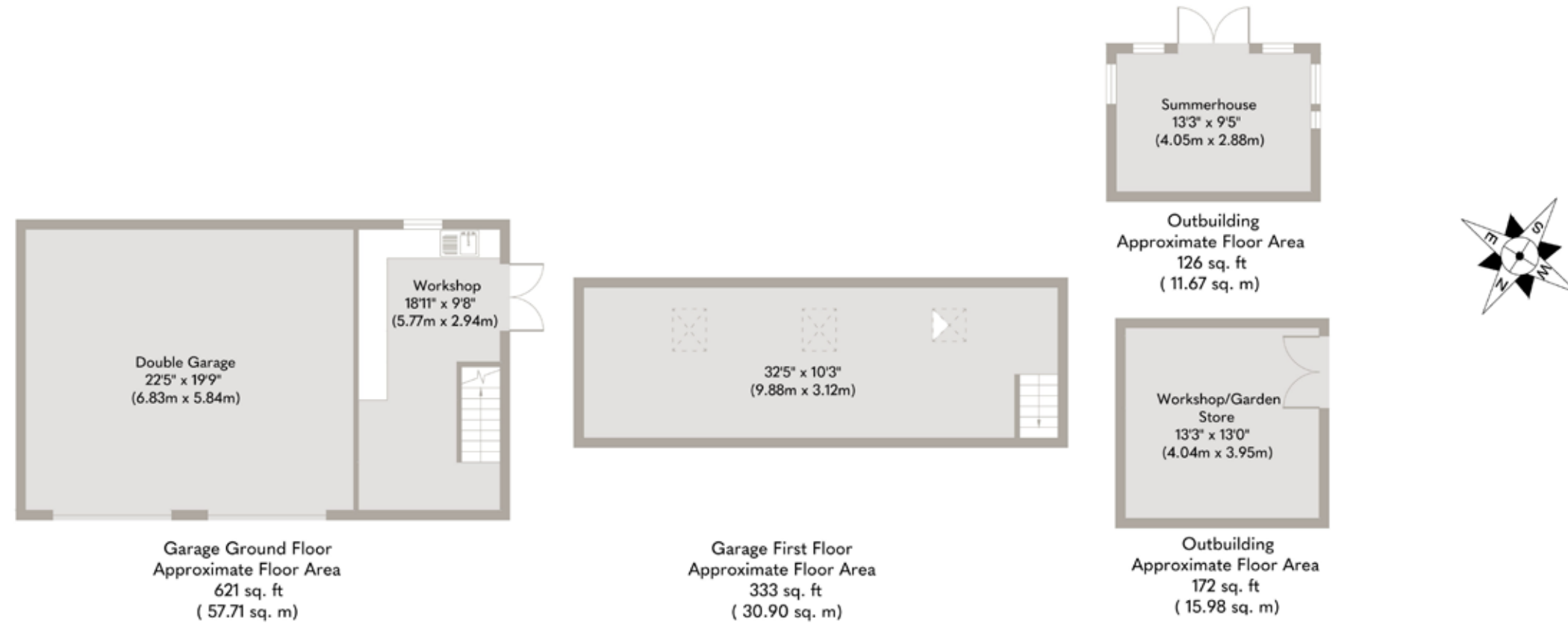
Stone Cottage also benefits from a selection of apple and plum trees, offering seasonal colour, shade, and an abundance of homegrown fruit.

Located in one of Norfolk's best-kept secrets, The Georgian market town of Reepham is just a short distance away, offering independent shops, cafés, and a strong sense of community. Reepham also provides excellent educational facilities, including a nursery, primary school, high school, and sixth form college – making it an ideal location for families.

For lovers of the outdoors, the property is less than 100 metres from the Marriott's Way, a scenic 26-mile trail perfect for walking, cycling, and immersing yourself in the surrounding countryside. And with both the North Norfolk coast and the wide skies of the Broads within easy reach, weekend adventures are never far away.

Whether you're looking for a peaceful place to retire or a charming family home to put down roots, Stone Cottage offers the perfect setting. With its welcoming feel, beautiful surroundings, and strong sense of community, it's more than just a property, it's the beginning of a new and fulfilling chapter.





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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Reepham

A VIBRANT COMMUNITY
TO CALL HOME



Pretty streets and lanes are lined by quaint cottages and handsome Georgian buildings in this popular town. About 12 miles to the northwest of Norwich, Reepham has held its ‘market town’ status since 1277, continuing to hold a market in the square every Wednesday.

There’s a large selection of shops for a town of its size, including: a small supermarket, several cafes and Dial House Restaurant and Bed & Breakfast. Furthermore, there is an art gallery, several antique shops, a newsagent, post office, library, health care centre, pharmacy, butchers, a whole foods and hardware store, and there are two further public houses.

The town has a highly regarded primary school and an ‘outstanding’ secondary school with an adjoining sixth form college. In the town there is a large park with a wide range of facilities including an adventure playground and public tennis courts. According to legend the town once had three churches, built by three sisters - as depicted on the town sign -although the remains of only one are present today and St Mary’s is the single parish church.

Located in a rural position on Marriotts Way, a trail of former railway trackbed, Reepham is ideally situated for walking and cycling. The North Norfolk coast is just a few miles away and is designated an Area of Outstanding Natural Beauty, with its miles of uninterrupted beaches to enjoy.

Note from Sowerbys



“Stone Cottage is a heartfelt home in rural Norfolk, full of warmth and character.”



SERVICES CONNECTED

Mains electricity and heating via oil central heating.
Water via borehole and drainage to septic tank.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref:- 8150-6527-5250-1914-9202

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: ///coiling.slanting.rags

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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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