



THE STORY OF

# Rosemary Cottage

*Lyng, Norfolk*

SOWERBYS





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# Rosemary Cottage

Rectory Road, Lyng, Norfolk  
NR9 5RA

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Detached Family Home

Charming and Light-Filled

Modern Upgrades

Generously Proportioned Rooms

High-Quality Kitchen

Comfortable Living Areas

Well-Sized Bedrooms

Mature Garden

Village Location

Convenient Access

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A beautifully presented and deceptively spacious detached family home, Rosemary Cottage is perfectly positioned in the heart of the stunning and ever-popular village of Lyng. From the moment you arrive, there's an undeniable charm – a sense of space, light and warmth. The home has been thoughtfully improved throughout, with a re-fitted kitchen and stylish modern bathrooms, offering both comfort and practicality for everyday family living.

Step inside and you'll find generously proportioned rooms, ideal for both relaxed family life and entertaining. The heart of the home is the contemporary kitchen, beautifully finished with high-quality fittings and plenty of space to cook, dine and gather. The cosy yet spacious living areas invite you to unwind, while upstairs offers a choice of well-sized bedrooms filled with natural light.

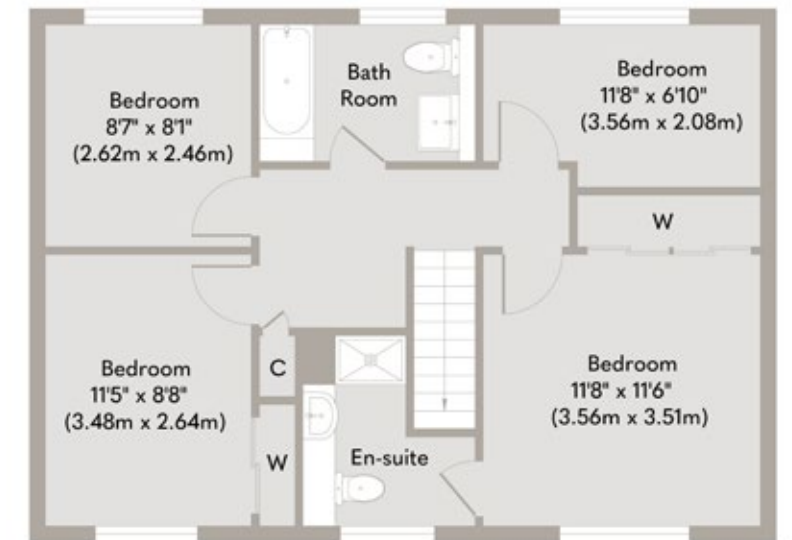
Outside, the property enjoys a mature garden setting, with ample room for children to play, summer barbecues or simply enjoying the peace and quiet of village life. Set within walking distance of local countryside walks, the River Wensum, and the village pub, Rosemary Cottage offers a perfect balance of rural lifestyle and modern living – all just a short drive from Norwich, Dereham, and the Norfolk coastline.



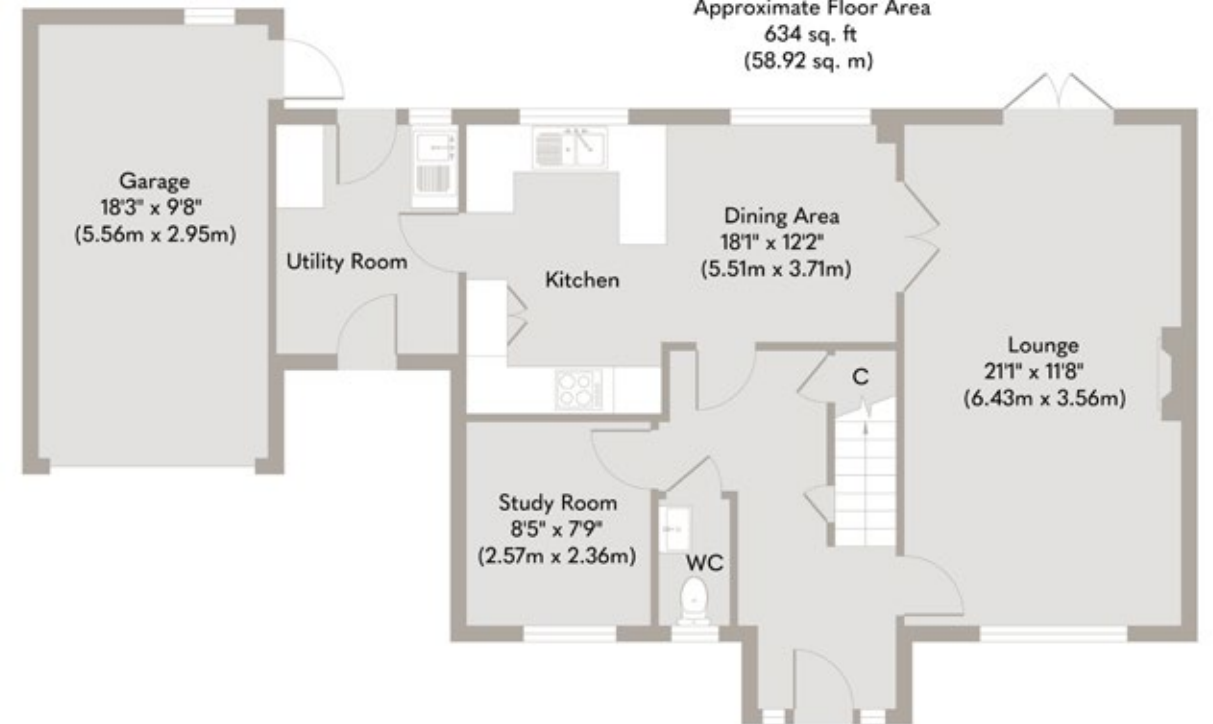








First Floor  
Approximate Floor Area  
634 sq. ft  
(58.92 sq. m)



Ground Floor  
Approximate Floor Area  
912 sq. ft  
(84.69 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.

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# Lyng

THRIVING VILLAGE WITH  
STRONG COMMUNITY SPIRIT

Lyng is an attractive and accommodating village, especially for young families, with many activities throughout the year. The village has its own public house, The Fox, which holds a popular pop up street food event every Monday for 6 months of the year, a local convenience shop, fresh fish vans, a mobile post office twice weekly, a mobile library, garage and primary school. In addition, there is a busy village hall, a football pitch, a floodlit multi sports area and playground as well as a tennis club with 2 all weather courts. For the nature lovers there are excellent walks as well as the river which is wonderful for wild swimming and paddle boarding; there is also a bird watching group.

The village is situated 7 miles from the market town of Dereham and 4 miles from Reepham and it is within the catchment area for the popular Reepham High School.

The Cathedral City of Norwich is 12 miles away which is dominated by its magnificent Norman cathedral, boasting the largest cloisters in England, the second tallest spire in the country and an amazing 1,200 carved stone roof bosses - one of the greatest art treasures of medieval Europe.

Norwich is proud of its past and present status. Its ancient buildings and city wall remains make it the most complete medieval city in Britain. In medieval times Norwich was one of the greatest cities in England, and today, as East Anglia's capital city, it still is - offering a rare blend of historic interest and modern sophistication. The city offers direct rail links to London and international travel via Schiphol airport in Amsterdam.



## Note from Sowerbys



“The property enjoys a mature garden setting, with ample room for children to play, summer barbecues or simply enjoying the peace and quiet of village life.”



## SERVICES CONNECTED

Mains water, electricity, gas and drainage. Oil central heating.

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

To be confirmed.

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: ///flitting.perusing.hillsides

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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