



Introducing
Brambles Farm Cottages
Thurning Road, Briston

SOWERBYS

This three bedroom, end terraced bungalow showcases a high-specification finish throughout and offers versatility in abundance. Located within the thriving north Norfolk village of Briston, in brief the property comprises three double bedrooms with an en-suite to the principal room, modern fitted kitchen/dining room, sitting room and a family bathroom. The property is available now on a 12 month initial tenancy.

Upon entering the bungalow, prospective tenants are welcomed to the hallway, which leads to the generous accommodation throughout. The high-specification modern fitted kitchen features a wealth of both cupboard/worktop units and will be a joy when preparing food. The kitchen is offered with an integral electric oven/hob, washing machine and dishwasher with space for a fridge freezer. Boasting versatile dimensions, the sitting room within the bungalow allows for all desired contents/furnishings and is complete with operational wood-burner.

The principal bedroom within the property is a spacious double room complemented by an en-suite shower room. Both the second and third double bedrooms enjoy an aspect of the private enclosed garden, with both being adequate as an office/study for those working from home. Completing the internal accommodation is the family bathroom, which features shower over bath, wash basin, WC and a heated towel rail.

Externally the bungalow has a small driveway with parking for two vehicles ahead of a low maintenance turf area. To the rear of the property is a private enclosed garden, which mostly laid to lawn benefits from a generous patio area, ideal for external contents and furnishings.

The bungalow has electric heating and is available now on an initial 12 month tenancy.

BRISTON

An old wool village between Fakenham and Holt, Briston has easy access to the North Norfolk coast, an Area of Outstanding Natural Beauty.

There is a junior school, nursery school, local butcher, bakery, two pubs, two grocery shops, a Post Office and a good Medical Practice. There's also an 18th century cast iron cello in the Parish Church, which has a surprisingly good tone.

With a traditional butcher, fishmonger and greengrocer, the town even has its own department store and food hall, Bakers and Larners, a local landmark which has been run by the same family since 1770.

The town and its surrounding yards house a collection of chic boutiques and luxe lifestyle stores to explore and fill your home and wardrobe with beautiful things – linger and choose your favourite locally made fragrance at Norfolk Natural Living.

Life moves at a leisurely pace in Holt, and there are plenty of places to idle over a coffee or bite to eat. Believed to be the oldest house in town, Byfords deli and café is a central landmark and fabulous place to stop and watch the world go by. There's no need to hurry home – relax and enjoy country life! On the edge of town is the eponymous Gresham's school.

If you are looking for the perfect spot to enjoy country life, Briston is perfectly situated near to one of Norfolk's finest market towns with easy reach to the coast and city and if this sounds like your kind of place, let us help you to find your next property.

AGENT'S NOTES

No Pets

Available January 2026

Unfurnished

12 Month Initial Tenancy

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

C. The reference number or full certificate can be obtained from Sowerbys upon request. 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.

LOCATION

What3words: ///spenders.impernaus.flask



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

