



THE STORY OF

# White Cottage

*Fleggburgh, Norfolk*

SOWERBYS



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# White Cottage

The Common, Fleggburgh, Norfolk  
NR29 3DF

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Extraordinary and Historic Broadland Cottage

Bespoke Cob and Strawbale extension

Private Frontage onto Filby Broad

Award-winning Eco Home and Studio

Beautifully Crafted Natural Interior Finishes

Panoramic Marshland and Water Views

Exceptional Sailing and Wildlife Setting

Detached Cob Studio, Currently Used as Bedroom

Peaceful Gardens Approaching the Water

Rare Lifestyle Retreat within Norfolk Broads

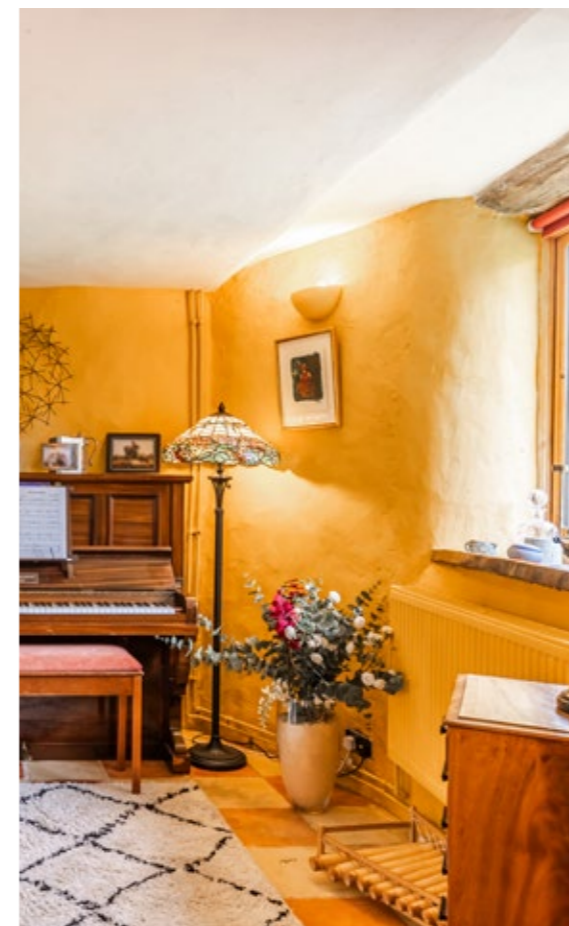
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Tucked away at the end of a winding track across the largest common in the Norfolk Broads, White Cottage is the sort of home one discovers only in stories. Set on the tranquil edge of Filby Broad, with uninterrupted views across protected waters and reed-fringed marshland, this extraordinary cottage offers a life deeply connected to nature, craftsmanship and quiet beauty.

Inside, the house feels both grounding and magical. Lime-plastered walls, stained glass details catching the sunlight, sculptural cob forms and rich natural textures create interiors of warmth and artistry. The farmhouse kitchen, with its original brick floor, sits at the heart of the old cottage, while the breathtaking sitting room within the newer extension frames panoramic views across the Broad through French doors and bespoke windows designed to capture the evening sunset.

Upstairs, enchanting bedrooms evoke the romance of a Norfolk retreat, while the principal bedroom in the extension enjoys far-reaching views in three directions across water, marsh and open farmland. Closer to the bottom of the garden and the broad, a beautifully crafted cob studio with a living roof provides a peaceful creative sanctuary. Featured on Channel 4's Shed of the Year and admired by architect George Clarke, it offers an inspiring space for artists, writers or home working, allowing for long summer evenings beside the water.





So idyllic it could have  
fallen out of the pages of  
a novel.





Believed to date back some 400 years, the original thatched cottage sits gracefully within approximately two-thirds of an acre of gardens and grounds, where orchard trees, wildflowers and open lawn drift gently towards the water's edge. Beyond, the Trinity Broads unfold in remarkable serenity, a haven for kingfishers, marsh harriers, otters and the rare swallowtail butterfly. With private access to the Broad itself, days here are spent sailing, rowing or simply watching the changing light dance across the water. Enjoy waterside living with the unique convenience of being able to take a boat directly to the local pub.

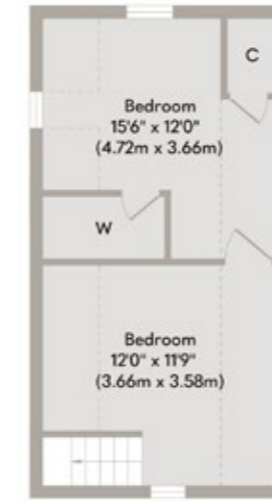
What makes White Cottage truly exceptional, however, is the remarkable cob and strawbale extension, crafted by renowned specialist builders. A celebrated example of sustainable architecture, the home has featured in many a television show and written publications. Beyond all the hyperbole, simply a life changing home awaits with a lifestyle so idyllic it could have fallen out of the pages of a novel.

White Cottage is more than a home; it is an extraordinarily rare lifestyle one of stillness, sustainability and timeless Norfolk beauty, all within easy reach of Norwich and the coast.



A beautifully secluded garden with a peaceful, natural charm.

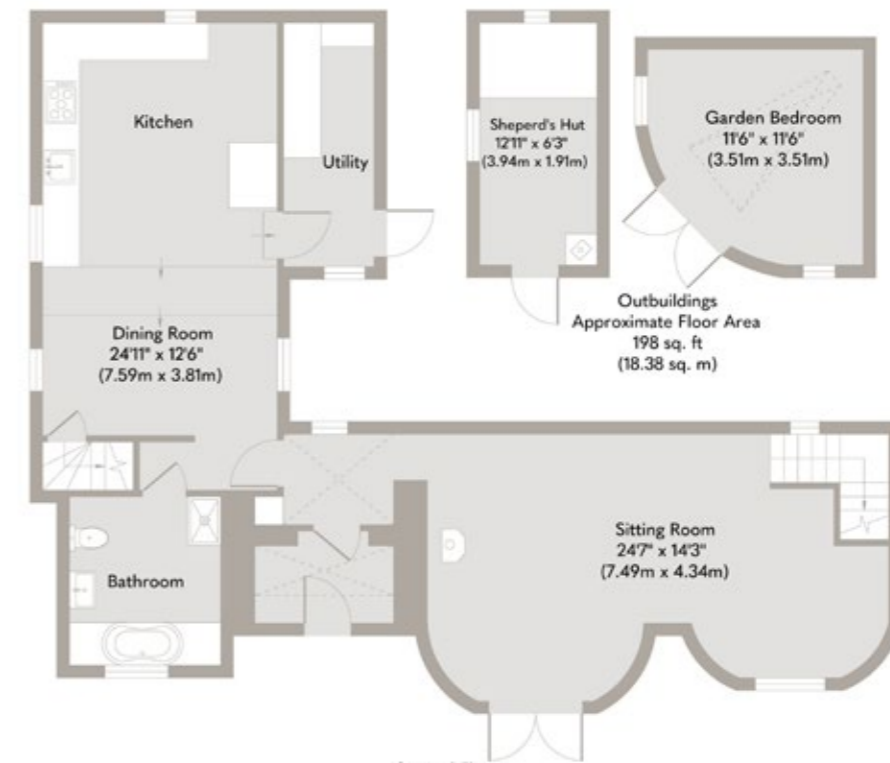




First Floor  
Approximate Floor Area  
311 sq. ft  
(28.93 sq. m)



First Floor  
Approximate Floor Area  
248 sq. ft  
(23.02 sq. m)



Ground Floor  
Approximate Floor Area  
871 sq. ft  
(80.91 sq. m)

Outbuildings  
Approximate Floor Area  
198 sq. ft  
(18.38 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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# Fleggburgh

WHERE THE NORFOLK BROADS MEET  
COASTAL COUNTRYSIDE CHARM

Fleggburgh is a picturesque Norfolk village ideally situated between the scenic waterways of the Broads National Park and the expansive east Norfolk coastline. Surrounded by open countryside and peaceful marshland, the village offers an enviable balance of rural tranquillity and accessibility, making it an increasingly desirable place to live and visit.

The village enjoys a strong sense of community, centred around its historic church, village hall and well-regarded local amenities. At the heart of village life is The Kings Arms, an award-winning country pub and restaurant renowned across Norfolk for its excellent dining and welcoming atmosphere. Nearby villages including Martham and Acle provide additional shops, cafés and everyday conveniences, while larger amenities can be found in Great Yarmouth and Norwich.

Fleggburgh is perfectly placed for enjoying the Norfolk Broads, with Ormesby, Rollesby and Filby Broads all close by, offering opportunities for boating, fishing, paddleboarding and wildlife watching. The surrounding landscape is rich in walking and cycling routes, with abundant birdlife and unspoilt countryside creating a haven for outdoor enthusiasts.

The sandy beaches of Winterton-on-Sea, Horsey and Sea Palling are all within easy reach, while Horsey Gap's famous grey seal colony remains one of Norfolk's most celebrated natural attractions.

Despite its peaceful setting, Fleggburgh remains well connected, with the cathedral city of Norwich approximately 20 miles away, providing extensive shopping, cultural attractions and mainline rail services. Combining countryside charm with coastal and Broads access, Fleggburgh captures the very best of Norfolk village living.



## Note from Sowerbys



“Enchanting gardens with orchard trees, wildflowers and lawns leading gently to the water’s edge.”



### SERVICES CONNECTED

Mains electricity. Water supply via bore hole. Drainage via septic tank. Oil fired central heating.

### COUNCIL TAX

Band D.

### ENERGY EFFICIENCY RATING

D. Ref:- 1536-2625-0600-0049-2226

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: ///hiked.droplet.third

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

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