



THE STORY OF

Sweet Brier Cottage

Whinburgh, Norfolk

SOWERBYS



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NR19 1AA

Spacious 1 Bedroom Self Contained Annexe

Situated on Approximately 0.30
Acre Private Plot (STMS)

Easy Access to Dereham Town Centre and A47

Multiple Reception Spaces

Ground Floor Bathroom, First Floor Shower
Room and En-Suite to Principal Bedroom

Double Cart Shed and Ample Off Road Parking

Popular Mid Norfolk Village Location

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Sweet Brier Cottage is a versatile and generously proportioned property offering a four-bedroom main residence alongside a spacious, self-contained one-bedroom annexe, set within a private plot extending to approximately 0.30 of an acre. Situated in the village of Whinburgh, the property combines village living with convenient access to Dereham town centre and the A47, making it an appealing choice for families, multi-generational households or buyers seeking additional accommodation.

A key feature is the flexibility provided by the two distinct living spaces. The main house offers multiple reception areas, including a sitting room, snug and garden room, providing space for relaxing, entertaining, hobbies or working from home. The ground floor also incorporates a kitchen, utility room and bathroom, supporting the practical requirements of everyday living.

Upstairs, the main residence provides four bedrooms, including a principal bedroom with en-suite facilities. The remaining bedrooms offer flexibility for children, guests or alternative uses, while a further shower room serves the first floor.

The self-contained annexe provides its own kitchen, sitting room, bedroom and shower room, offering independent accommodation for relatives, young adults or visiting guests. It could also suit buyers seeking a separate workspace away from the main house.

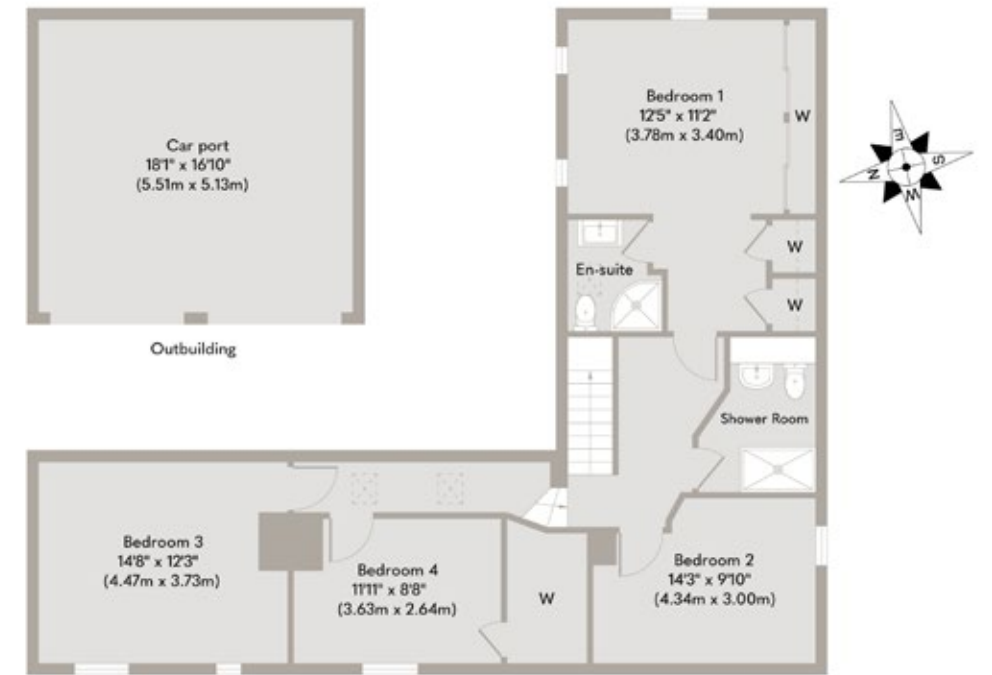
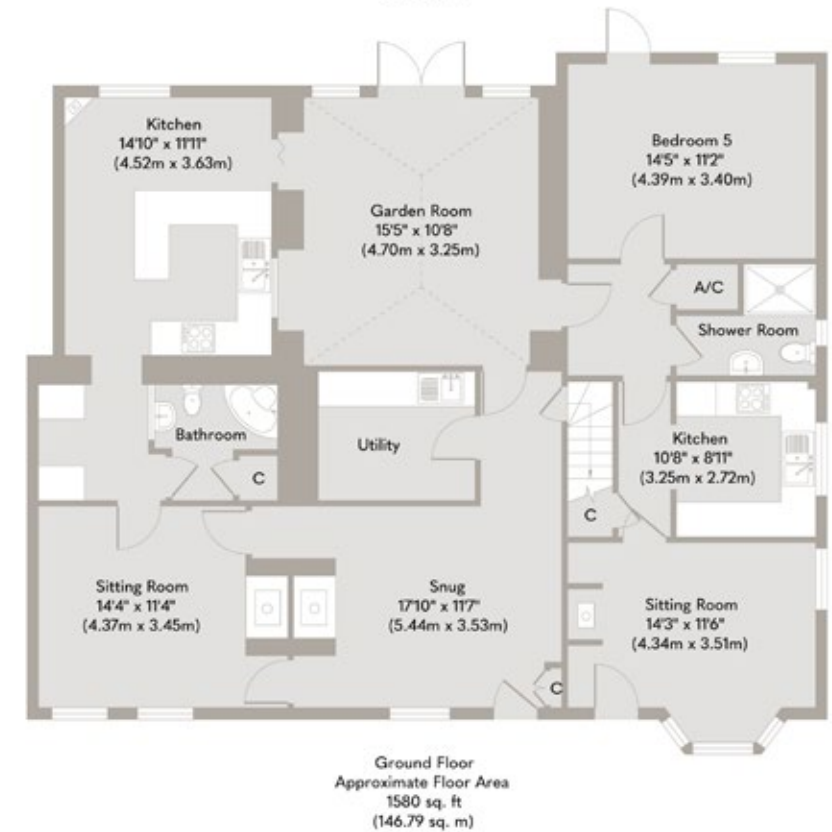
Outside, the private grounds extend to approximately 0.30 of an acre, offering space for gardening, outdoor seating and entertaining. A double cart shed and ample off-road parking provide further practical benefits for households with multiple vehicles or visiting guests.

Whinburgh offers a village setting within easy reach of Dereham's amenities, while the nearby A47 provides convenient road links further afield.





A home that offers space
for everyone, with the
added flexibility of a
self-contained annexe.



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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Whinburgh

A BEAUTIFUL NORFOLK SETTING
TO CALL HOME

Whinburgh is a charming village located in the heart of Norfolk, offering a blend of rural tranquility and local conveniences. Known for its picturesque countryside and tight-knit community, Whinburgh is an ideal choice for those looking for a peaceful lifestyle while still being within reach of larger towns and cities.

The community is friendly and welcoming, with a mix of long-standing residents and newcomers. Local events and gatherings are common, fostering a sense of belonging. The village may not have a bustling social scene, but nearby towns offer a range of cultural activities, festivals, and community programs.

While Whinburgh is a small village, essential amenities such as a post office, local shop, and several pubs can be found nearby. For more comprehensive shopping and services, the larger towns of Dereham and Watton are just a short drive away, offering supermarkets, shops, schools, and recreational facilities.

Whinburgh benefits from good transport links, making it easy to travel to nearby towns and cities. The village is accessible via the A47, with regular bus services connecting it to Dereham, Thetford, and beyond.

Whinburgh offers a peaceful and picturesque living environment, making it an attractive choice for those seeking a rural lifestyle. With community spirit, local amenities, and beautiful countryside, it's a hidden gem for anyone looking to enjoy the quieter side of life while still being connected to urban conveniences.



Note from the Vendor



“With generous gardens, multiple reception rooms and a separate annexe, there’s room to adapt as life changes.”



SERVICES CONNECTED

Mains water and electricity. Drainage via septic tank. Oil fired central heating.

COUNCIL TAX

Band C.

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: ///regress.hurray.blueberry

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SOWERBYS

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