



S

THE STORY OF
Sage Cottage
Plumstead, Norfolk

SOWERBYS



THE STORY OF

Sage Cottage

37-38 Plumstead Green, Plumstead, Norfolk
NR11 7LJ

Charming Semi-Detached Period Cottage

Peaceful Hamlet Location
Overlooking the Village Green

Delightful Open Countryside Views

Two Generous Double Bedrooms

Vaulted and Beamed Ceilings

Characterful Sitting Room with Wood-Burner

Dining Room with Pamment Tiled Floor

Bespoke Fitted Kitchen

Stunning Mature Gardens with
Several Seating Areas

Large Detached Shed/Workshop

SOWERBYS HOLT OFFICE

01263 710777

holt@sowerbys.com





A charming and beautifully presented semi-detached period cottage, occupying a delightful position overlooking the village green and open countryside. Full of character and original features, the property combines traditional charm with a well-considered and comfortable layout.

The accommodation includes a welcoming sitting room with exposed beams and a wood-burner, a characterful dining room with pamment tiled flooring, and a bespoke dual-aspect Shaker-style kitchen. Upstairs are two generous double bedrooms, both featuring vaulted and beamed ceilings, together with a well-appointed family bathroom.

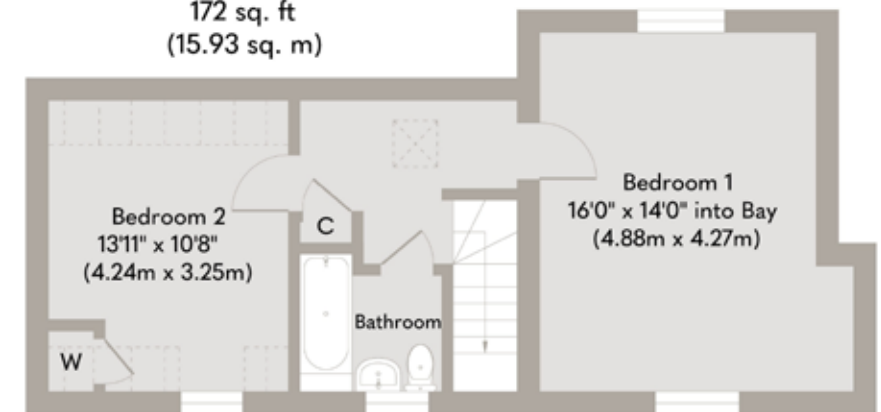
Outside, the property is complemented by stunning mature gardens with paved terraces, established borders, fruit trees and far-reaching views across the surrounding countryside. There is also a substantial detached shed/workshop, providing useful additional space.

The cottage is situated in the attractive traditional hamlet of Plumstead Green, approximately four miles south of the Georgian market town of Holt and within easy reach of the North Norfolk coast. Holt offers an excellent range of independent shops, cafés, delicatessens, antiques shops and everyday amenities, together with the renowned Gresham's School, while the surrounding area is particularly well known for its beautiful countryside and proximity to the coast.

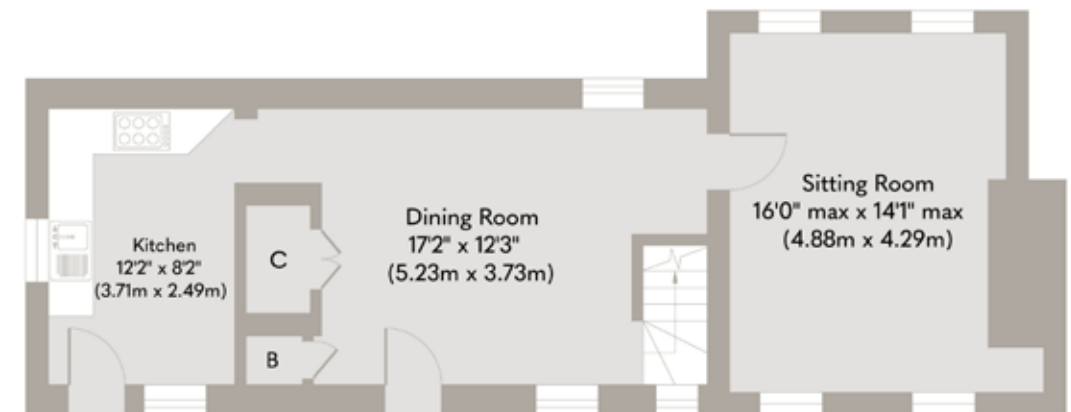




Outbuilding
Approximate Floor Area
172 sq. ft
(15.93 sq. m)



First Floor
Approximate Floor Area
469 sq. ft
(43.56 sq. m)



Ground Floor
Approximate Floor Area
559 sq. ft
(51.93 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.

Copyright V360 Ltd 2026 | www.houseviz.com

Plumstead Green

A DELIGHTFUL
RURAL SETTING

The pretty hamlet of Plumstead Green enjoys a distinct rural environment with countryside walks on the door- step and a thriving village community. Despite the rural surroundings there is easy access to town facilities with the Georgian market town of Holt just five miles away.

The heritage coastline lies just 7 miles to the north whilst the vibrant and cultured City of Norwich is less than 20 miles to the south, offering everything you would desire of a vibrant regional capital. Norwich offers high end shopping and unique businesses including shops, bars, cafés and restaurants. There are also a number of sought after schools and colleges. Norwich offers access to all the major rail links and Norwich International Airport. Norwich is located approximately 40 minutes from the delightful North Norfolk coast.



Note from Sowerbys



“...stunning mature gardens with paved terraces, established borders, fruit trees and far-reaching views across the surrounding countryside.”



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 1836-8821-7600-0408-6222

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: /// storybook.remember.proves

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

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

