



Stable Cottage, Brisley

Dereham



Guide Price £325,000  
Minors & Brady

# Stable Cottage

Brisley, Dereham

Guide Price : £325,000 - £350,000. Full of period charm and character features, this 1827 Georgian cottage presents a beautifully arranged layout with three bedrooms, a spacious lounge with exposed beams and a brick fireplace housing a wood burner, a separate dining room, and a generous fitted kitchen. A ground-floor shower room and an upstairs family bathroom add practicality to the home's appeal. Outside, the property offers enclosed garden areas with a lawned rear garden and a front patio, while off-road parking is available on a shared driveway. Enjoying a peaceful rural setting next to the popular Brisley Bell gastropub, it sits within a friendly and well-connected village community.

- Guide Price : £325,000 - £350,000
- Charming Georgian cottage built in 1827
- Three well-proportioned bedrooms
- Character features throughout, including exposed wooden beams and rafters
- Spacious lounge with a characterful wood burner
- Separate dining room ideal for entertaining
- Generous fitted kitchen
- Ground floor shower room and first floor family bathroom
- Enclosed garden areas, including a patio to the front
- Off-road parking provided by driveway
- Situated next door to the Brisley Bell gastropub, a popular destination in the area





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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:



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## Location

Stable Cottage is located in the sought-after village of Brisley, ideally positioned between Dereham and Fakenham in the heart of rural Norfolk. The village is well known for its strong sense of community, beautiful open countryside, and the award-winning Brisley Bell gastropub, which draws visitors from across the county. A network of footpaths and bridleways surrounds the area, offering excellent walking and cycling routes. While the setting is peaceful and rural, Dereham's supermarkets, schools, and wider amenities are just a short drive away. The North Norfolk coastline and the historic city of Norwich are also within easy reach, making the location well-suited for both everyday living and leisure.

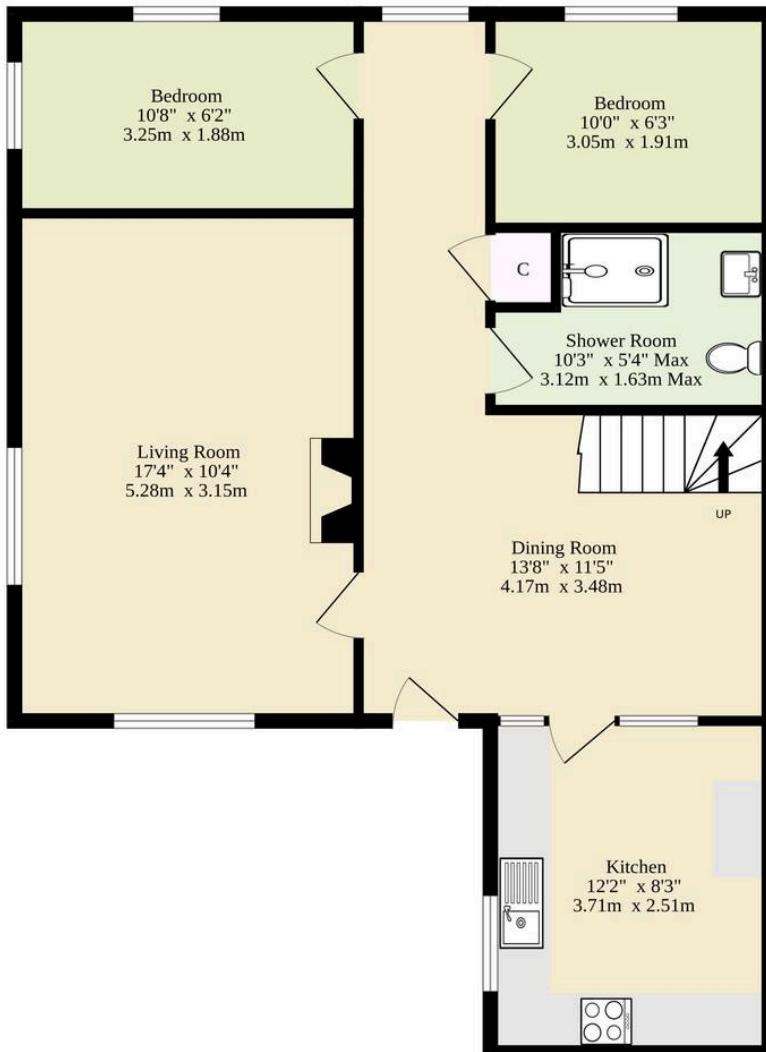
## Stable Cottage, Brisley

Enter through the dining room, where exposed beams and original character features immediately set the tone for this charming Georgian cottage. This welcoming space is finished with carpet flooring and includes stairs leading to the first floor.

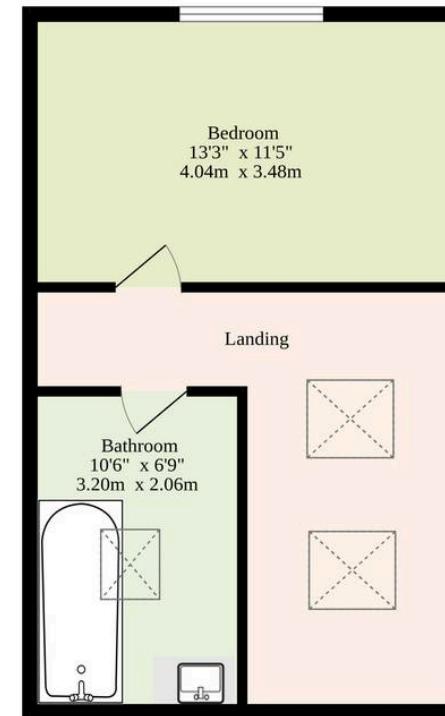
A glass door provides access to the spacious fitted kitchen, which is well-equipped with white built-in cupboards, ample



Ground Floor  
720 sq.ft. (66.9 sq.m.) approx.



1st Floor  
164 sq.ft. (15.2 sq.m.) approx.



TOTAL FLOOR AREA : 1076sq.ft. (100.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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