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THE STORY OF
Dumpling Cottage
Brisley, Norfolk

SOWERBYS



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Dumpling Cottage

Brisley, Norfolk
NR20 5LN

Two Bedroom Detached Cottage

Offered with No Onward Chain

Potential to Develop and Improve (STPP)

Overlooking the Village Green

Popular Mid Norfolk Village

Wealth of Character Features Throughout

Private Mature Plot

Car Port and Stable Block

SOWERBYS DEREHAM OFFICE

01362 693591

dereham@sowerbys.com



Dumpling Cottage offers an appealing opportunity to settle into the heart of Brisley, a well-regarded Mid Norfolk village centred around its picturesque green. Set on a private and mature plot, the property presents an inviting blend of character features and future potential. It is offered with no onward chain, making it an attractive prospect for those seeking a smooth and uncomplicated move.

The setting is one of the cottage's strongest assets: positioned to overlook the village green, it enjoys a peaceful, community-minded atmosphere while still feeling wonderfully self-contained. The layout, as shown on the floor plan, reflects the charm and practicality of a traditional cottage, with a natural flow between living spaces and an overall footprint that lends itself well to reconfiguration or expansion, subject to the necessary consents.

Dumpling Cottage is well suited to buyers looking to modernise or develop a character home to their taste. The existing structure offers plenty of scope - whether creating more open-plan living, enhancing the bedroom accommodation, or making use of the outbuildings. The presence of a carport and stables adds further versatility, appealing to those with hobbies, storage needs, or an interest in adapting the spaces for workshops or studios.

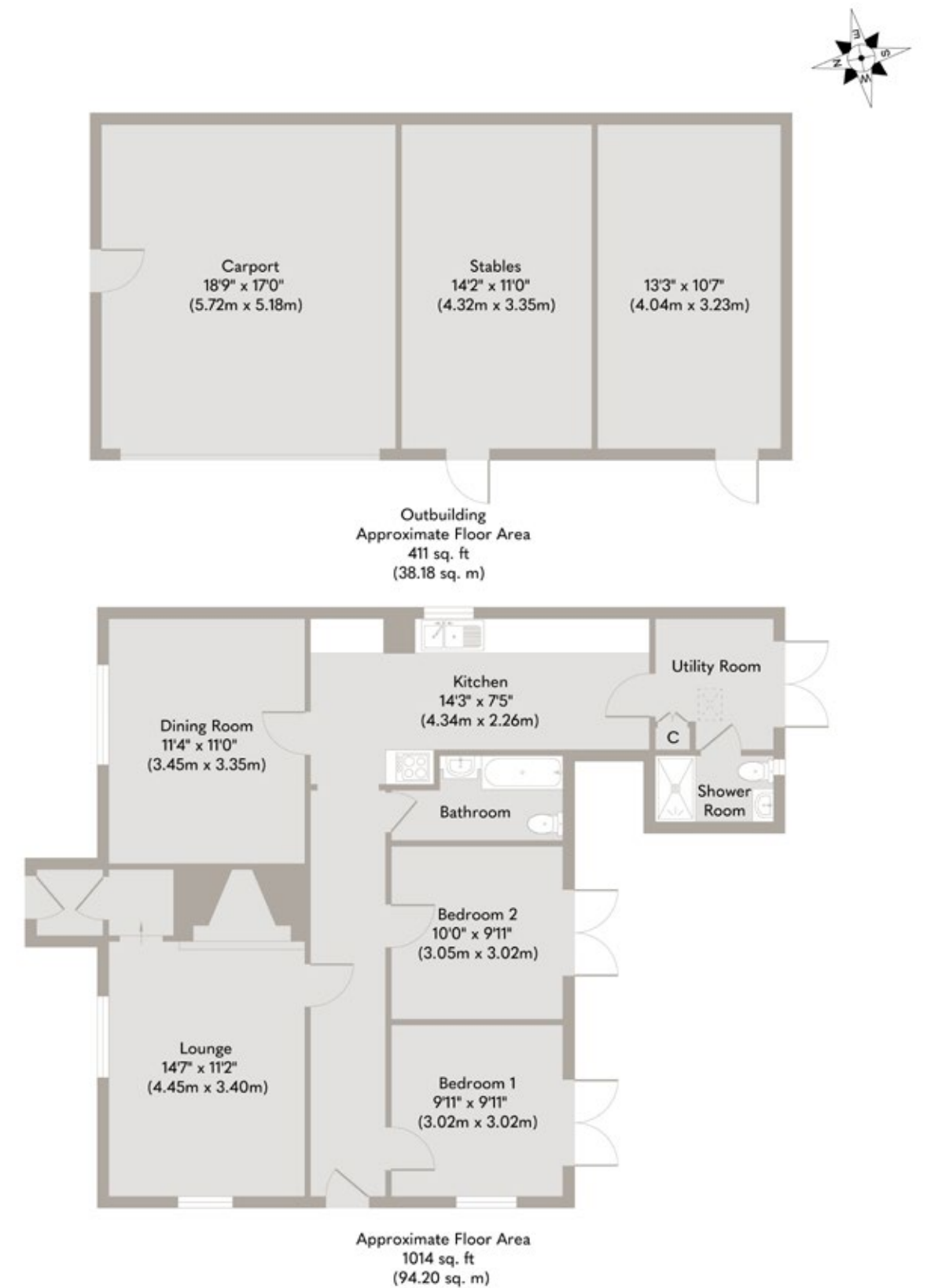
The surrounding plot is mature and private, offering outdoor space that feels both established and manageable. Combined with the quiet village setting and the charm found throughout the property, Dumpling Cottage represents a rare opportunity to shape a unique home in one of Norfolk's most desirable rural communities.





Enjoy a peaceful,
community-minded
atmosphere while still
feeling wonderfully self-
contained.





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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Brisley

CHARMING VILLAGE LIFE, MODERN COMFORTS

Brisley is a beautiful and unspoilt village situated between the two market towns of Fakenham and Dereham which offer an excellent selection of supermarkets, shops and schooling. Brisley is well known for its surrounding countryside and the renovated award winning Brisley Bell Inn which has a first-rate menu and a warm welcome which has earned it multiple awards.

Brisley has a village hall and a well-respected Primary School and is also in the catchment area of Litcham High School which is one of the best Secondary Schools in the area. The common is owned by the village and is one of the largest in the UK, stretching to over 200 acres and includes the active village cricket ground with men's and women's teams. In recent years an area of amenity land has been transformed to create a woodland of native British trees to celebrate Queen Elizabeth's Diamond Jubilee, desirable allotment plots, a children's play area, football pitch and fitness trail. The area is a delight for residents and visitors to use for walks and picnics.

Nestled in the Brecklands, in the heart of the county, Dereham is a classic country market town and an architectural haven with plenty of Georgian gems set on generous plots, blended with more recent developments. With good local schools, a leisure centre and golf course, Dereham and its surrounding villages are a fantastic spot to enjoy the best of Norfolk country living with easy commuting access to Norwich and the coast at Wells-next-the-Sea, just 22 miles away. Come discover a Norfolk gem.

Within Fakenham there are plenty of places to eat in including pubs, cafés and restaurants, as well as a four screen cinema, garden centre and the Gallows Sports Centre with golf, squash, tennis, archery, rifle shooting and bowls.



Note from Sowerbys



Settle into the heart of Brisley, a well-regarded Mid Norfolk village centred around its picturesque green.



SERVICES CONNECTED

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

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: ///splice.narrates.automatic

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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 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

