



THE STORY OF

1 Broadflash Cottages

Merton, Norfolk

SOWERBYS



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Broadflash Lane, Merton, Thetford
Norfolk, IP25 6QL

Plot Of Approximately 0.65 Acres (STMS)

Three Bedrooms

Two Reception Rooms and Separate Home Office

Wealth Of Original Character
Features Throughout

Impressive Inglenook Fireplace
with Wood-Burning Stove

Generous Driveway Providing Ample Parking

A Rare Opportunity to Create a Truly
Exceptional Country Home

SOWERBYS WATTON OFFICE

01953 884522

watton@sowerbys.com



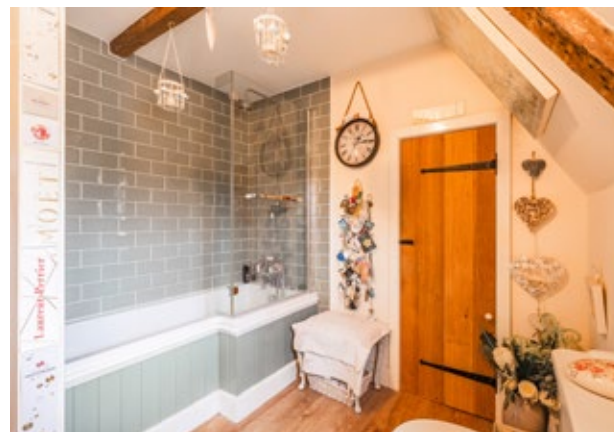
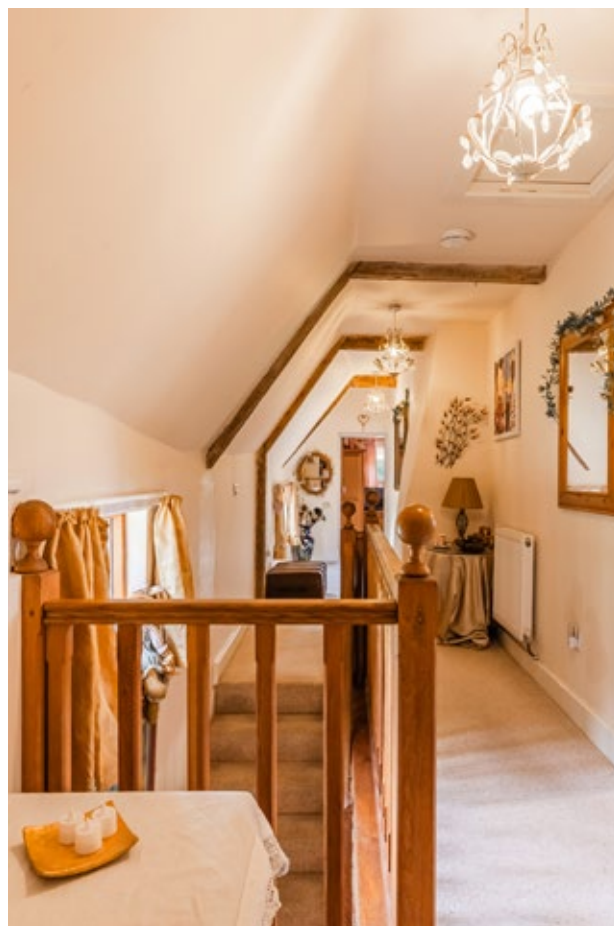
Some homes simply belong in the landscape. Framed by mature gardens and surrounded by the tranquillity of the Norfolk countryside, this charming period cottage has been quietly standing for centuries, offering warmth and character.

Stepping inside, the cottage immediately reveals its history. Exposed beams, brickwork and traditional joinery combine to create interiors full of warmth and authenticity, while generous windows ensure each room remains wonderfully light. The sitting room is undoubtedly the heart of the home, where an impressive brick inglenook fireplace houses the wood-burning stove that provides the property's principal heating. Alongside sits a separate dining room, ideal for entertaining, while the farmhouse kitchen offers plenty of workspace and enjoys a natural connection with the gardens beyond. An adjoining preparation kitchen provides useful additional storage and flexibility, while the office offers an ideal retreat for home working or hobbies.

Upstairs, three comfortable bedrooms continue the cottage's character, with exposed timbers and views across the surrounding gardens creating peaceful spaces in which to unwind. The family bathroom serves the first floor, while the generous landing enhances the feeling of space throughout.

Outside extends to approximately two-thirds of an acre (STMS), nurtured gardens, sweeping lawns, mature trees, established planting and a greenhouse creating an idyllic setting throughout the changing seasons. The generous gravel driveway provides ample parking while the surrounding grounds create a fitting approach to such an attractive period home.

This is not simply a cottage, but a home with a story to tell. For those seeking period charm, generous gardens and the slower rhythm of country life, it represents a rare opportunity to become the next custodian of a truly special Norfolk home.





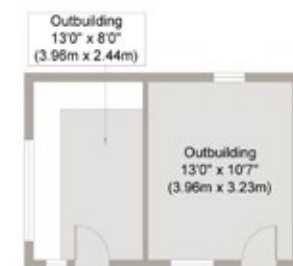
Shed
11'4" x 11'3"
(3.45m x 3.43m)



First Floor
Approximate Floor Area
816 sq. ft
(75.83 sq. m)



Ground Floor
Approximate Floor Area
1148 sq. ft
(106.62 sq. m)



Outbuilding
13'0" x 8'0"
(3.96m x 2.44m)



Outbuilding
13'0" x 10'7"
(3.96m x 3.23m)



Carport
22'2" x 19'9"
(6.76m x 6.02m)

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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Thetford

PINING FOR OPEN SPACES?

The sought-after market town of Thetford benefits from its well connected transport links, with trains twice hourly to Norwich and London and hourly to Cambridge and Peterborough.

Its location by the A11 means Norwich is just 25 miles away by car and Bury St Edmunds just 15 miles, while the dual carriageway all the way to the A14 means Newmarket and Cambridge are an easy commute.

There is an excellent range of facilities and good schools, a twice weekly market and Thetford Forest is just minutes away which is a haven for wildlife and offers endless miles of walks, activities including Go Ape, and picnic areas. It is also a popular location for performances by international music acts.

The ancient city of Norwich has been home to writers, radicals and fiercely independent spirits for over a thousand years, and today continues in its legacy as an enclave of culture and creativity. It's perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies.

Named as one of the best places to live in 2021, Norwich lies approximately 20 miles from the coast at the confluence of the River Yare and the River Wensum, the latter still bending its way through the heart of the city. In the 11th Century, Norwich was the second largest city in the country, and today is still the UK's most complete medieval city. Strolling through the cobbled streets of Elm Hill, the Tudor architecture retains its character and beauty. Laced with merchant's houses, individual homes, speciality shops and small cafes, you'll be led toward the 1,000-year-old Norwich Cathedral.



Note from Sowerbys



“Period charm,
generous gardens
and timeless
appeal.”



SERVICES CONNECTED

Mains electricity, water via shared bore-hole and drainage via septic tank.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

G. Ref:- 4800-7692-0822-5404-3453.

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: ///cake.paddocks.guidebook

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SOWERBYS

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in England and Wales, company no: 05668606.
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

