



STOBART
& HURRELL

**STOBART
& HURRELL**

WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



Bluebell Cottage, Back Road, East Ruston, Norfolk, NR12 9JZ

Bluebell Cottage is a charming semi-detached period home that beautifully blends character with modern comfort. Retaining a wealth of original features, including exposed beams and traditional Norfolk brick-and-flint (rick) work, this delightful two-bedroom cottage offers warm, inviting interiors full of period charm.

Nestled in the peaceful village of East Ruston, the property enjoys an idyllic setting surrounded by the Norfolk countryside, yet remains within easy reach of both the Norfolk Broads and the stunning east coast. Renowned for the celebrated East Ruston Old Vicarage Gardens, a spectacular 32-acre horticultural destination, the village is characterised by its picturesque rural landscape, traditional cottages and tranquil atmosphere.

Set well back from the road, Bluebell Cottage enjoys uninterrupted views across the surrounding fields. The generous wrap-around garden is a particular highlight, with established planting, productive vegetable beds and ample space for entertaining, relaxing or further cultivating the garden. The property also benefits from off-road parking, a substantial workshop and full planning permission to create an even more spacious home, including an extended kitchen/dining room, workshop, an additional bedroom and associated accommodation, increasing the property to a three-bedroom residence (Planning Permission Ref: PF/24/1584).

The accommodation is beautifully presented throughout. An enclosed porch opens into a welcoming kitchen, which flows through to a cosy sitting room centred around an attractive brick fireplace. Double doors lead into a bright garden room, perfectly positioned to enjoy views across the garden and surrounding countryside. Upstairs, there are two well-proportioned bedrooms and a family bathroom.

Despite its peaceful rural setting, the cottage is conveniently located just four miles from the market town of Stalham, offering everyday amenities including a supermarket, independent shops and a petrol station. The picturesque coastal village of Happisburgh, famous for its historic lighthouse and unspoilt beaches, is only a short drive away, while the cathedral city of Norwich lies approximately 15 miles to the south-west. Combining countryside tranquillity with excellent access to the Broads, the coast and nearby market towns, Bluebell Cottage offers an exceptional opportunity to enjoy the very best of the North Norfolk lifestyle.



Semi Detached



Cottage



Older



1 Bathroom



2 Receptions



2 Bedrooms



Tax Band C

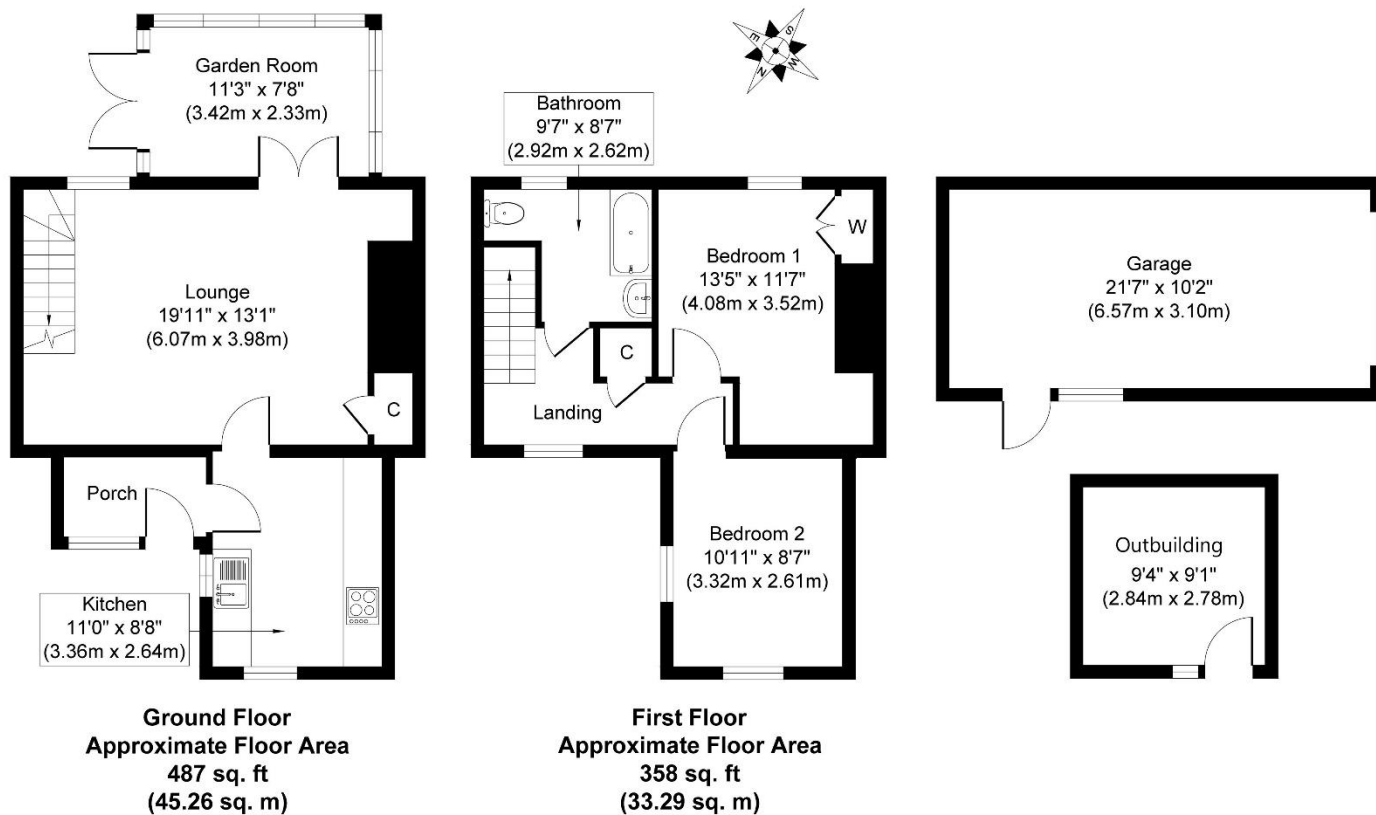


Off-Road
Parking



Garage
Potential





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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.

Score	Energy rating	Current	Potential
92+	A		107 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

Stobart & Hurrell

Horning Road West, Hoveton, Norfolk NR12 8QJ

www.stobarthurrell.co.uk

enquiries@stobarthurrell.co.uk

01603 782 782





**STOBART
& HURRELL**



**STOBART
& HURRELL**
MORTGAGES