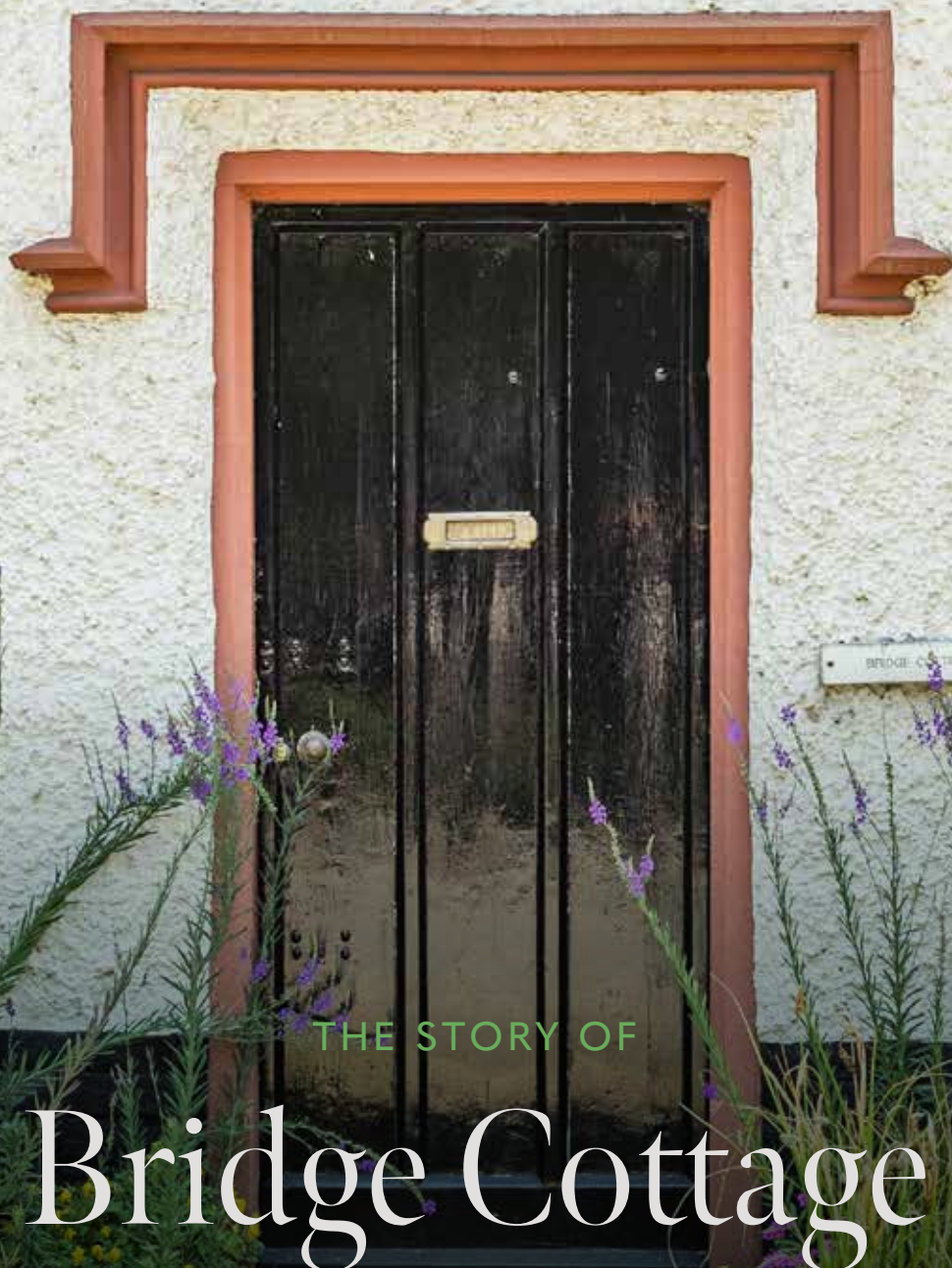




BRIDGE COTTAGE

THE STORY OF

Bridge Cottage

Carbrooke, Norfolk

SOWERBYS



THE STORY OF

Bridge Cottage

Bridge Street, Carbrooke, Norfolk
IP25 6SN

Offered with No Onward Chain

Central Village Location

Easy Access to Watton

Town Centre Grade II Listed Detached Cottage

Open-Plan Kitchen-Dining-Living Space

Two Double Bedrooms

Low Maintenance Courtyard Garden

SOWERBYS DEREHAM OFFICE

01362 693591

dereham@sowerbys.com





Offered to the market with no onward chain, Bridge Cottage is a charming Grade II listed detached cottage occupying a central position within the popular Norfolk village of Carbrooke. Combining period character with practical modern living, this delightful home presents an excellent opportunity for first-time buyers, downsisers, investors or those seeking a countryside retreat within easy reach of everyday amenities.

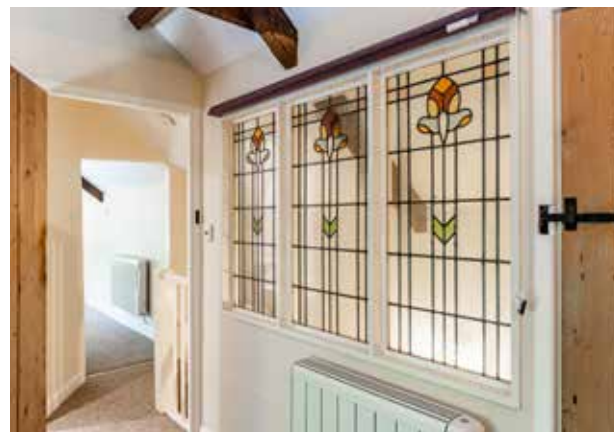
The accommodation has been thoughtfully arranged to provide a welcoming open-plan living space, with the kitchen, dining and reception areas creating a sociable and versatile environment ideal for modern lifestyles. Whether entertaining or enjoying everyday life, the layout offers flexibility while retaining the cottage's distinctive charm.

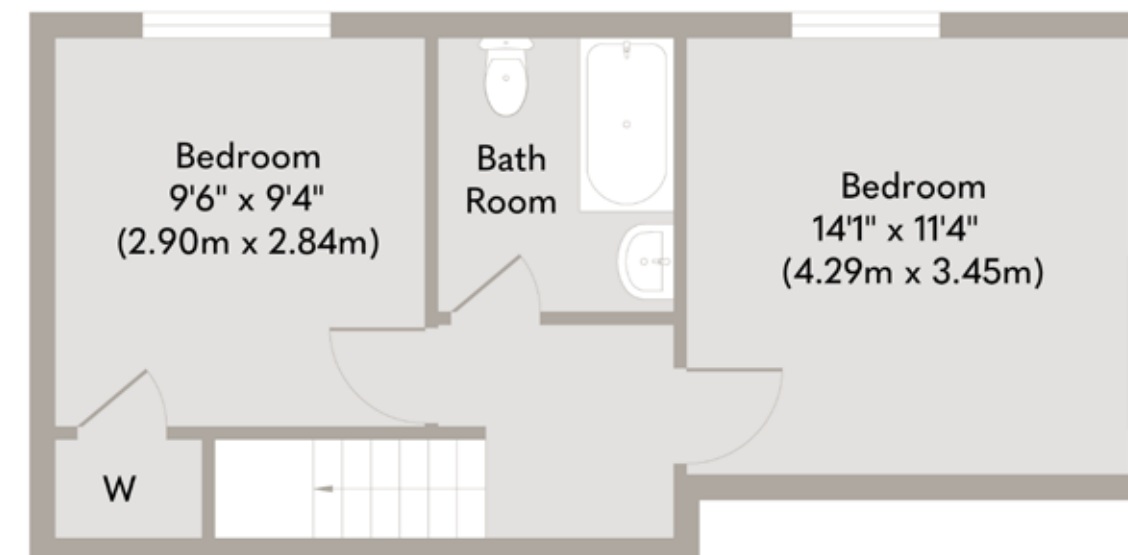
Upstairs are two well-proportioned double bedrooms, making the property equally suited to couples, small families, guests or home working. A family bathroom completes the accommodation.

Outside, the property benefits from a low-maintenance courtyard garden, providing an attractive space to relax or dine alfresco without the demands of extensive upkeep.

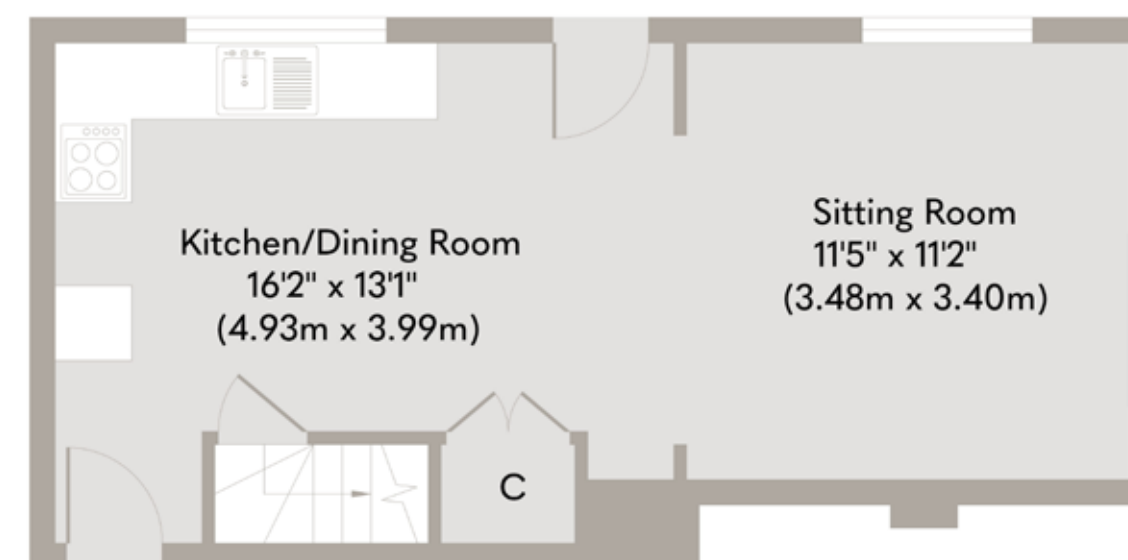
Situated in the heart of Carbrooke, Bridge Cottage enjoys a convenient village setting just a short distance from Watton town centre, offering shops, supermarkets, cafés, healthcare facilities and everyday services. The surrounding Norfolk countryside provides excellent walking routes, while good road links offer easy access to Thetford, Swaffham and Norwich.

Offering period charm, a detached setting, two genuine double bedrooms and the advantage of no onward chain, Bridge Cottage is a superb opportunity to acquire a character home in a desirable Norfolk village.





First Floor
Approximate Floor Area
347 sq. ft
(32.28 sq. m)



Ground Floor
Approximate Floor Area
347 sq. ft
(32.28 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

Carbrooke

A SCENIC VILLAGE CLOSE TO NATURE

Carbrooke is nestled in the beautiful Norfolk countryside, surrounded by woodland, including Thetford Forest and Wayland Wood, just outside Watton. The village boasts a pre-school and a primary school, making it an excellent choice for families.

At the heart of the community is the Millennium Green, a stunning 10-acre space teeming with indigenous wildlife, trees, and wildflowers. This scenic area features a maze, wildlife pond, amphitheatre, and children's play area, along with picturesque walking trails that meander through the site.

Just 3 miles away, Watton offers a range of amenities, including a post office, supermarket, chemist, and schools catering to infants, juniors, and secondary students. The town hosts a weekly market full of local produce and goods. For golf enthusiasts, Richmond Park Golf Club provides an 18-hole course, driving range, and practice green. Additionally, the local sports centre features a fitness suite, all-weather courts, badminton, squash, and snooker facilities.

The nearest train station, Harling Road, is 8.5 miles away, offering regular services to Norwich (34 minutes) and Cambridge (54 minutes). For further amenities, the market town of Dereham, approximately 8 miles away, provides a variety of restaurants, cafés, museums, a leisure centre, a golf course, and several schools.



Note from the Vendor



“The warm, cosy, and homely feel is what made us fall in love with Bridge Cottage, and we hope the next owners will too.”



SERVICES CONNECTED

Mains electricity, water and drainage. Electric heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

F. Ref: -2012-6618-1514-2581-1101

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: ///ketchup.radiating.rush

AGENTS NOTE

Please note that some of the images in this brochure have been virtually staged.

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

