

2 Gingerbread
Cottage Quebec
Road
Dereham



ATTIK
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2 Gingerbread Cottage Quebec Road

Price Guide £300 000

The quaint picture-postcard-cottage...

Occupying a characterful position on the edge of the historic Quebec Hall estate, 2 Gingerbread Cottage is a beautifully presented semi-detached Carrstone home with a slate roof, rich in period detail and architectural heritage. Believed to have once served as a lodge for the estate, the property is listed as a Property of Local Historical Interest, offering a rare opportunity to own a slice of local history.

The property enjoys open views across the estate to the front and a generous stretch of woodland behind, while being conveniently positioned for access to nearby Dereham and beyond. The town centre is a 15–20 minute walk, with Northgate High School just 10 minutes on foot. The North Norfolk coast and Norwich are both reachable in around half an hour by car.

Inside, the home has been sympathetically extended to provide practical space while retaining its charm. The spacious kitchen and dining area—part of a substantial 1990s addition—sits at the rear, filled with natural light and perfect for family life. From the hallway, you'll also find a useful utility area and downstairs shower room, along with a warm and welcoming sitting room with wood-burning stove, stained glass, and lovely original features throughout, including arched casement windows and doorways.

Upstairs are two double bedrooms and a bright family bathroom. The principal bedroom, located within the extension, enjoys a vaulted ceiling, Velux window, views to the garden, and built-in storage, while the second bedroom is dual aspect with an original fireplace.

A standout feature of this property is the self-contained annexe—a converted red brick barn offering its own entrance, living space, kitchen, bathroom, and a flexible garden room that can be used as a second bedroom or peaceful home office. Ideal for guests, extended family, or potential rental use, it adds welcome flexibility to the overall offering.

Outside, the enclosed wraparound gardens provide a mix of lawn and patio areas, with a large shed for storage and off-road parking tucked discreetly at the rear.

Brimming with character and offering adaptable living space in a well-connected setting, 2 Gingerbread Cottage is a rare find—full of warmth, history, and potential.

Agents notes...

A pre-recorded walkaround tour is available for this property

Both properties, 2 Gingerbread Cottage, and the annexe, are separately rated for council tax, both are band A

Local Authority
Breckland

Council Tax Band A

EPC Rating D



Contact

01603 964777

enquiries@attikccc.co.uk

www.attikccc.co.uk



TOTAL FLOOR AREA: 1224 sq. ft. (113.7 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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