



THE STORY OF

The Cottage

Fleggburgh, Norfolk

SOWERBYS



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The Cottage

The Common, Fleggburgh, Norfolk
NR29 3DF

Charming Detached Period Thatched Cottage

Idyllic Common-Side Position
Down Private Track

Beautiful Rolling Countryside Views Throughout

Wealth of Original Character Features

Cosy Sitting Room with Wood Burner

Two Charming Bedrooms

Detached Outbuilding with Excellent Versatility

Generous Gardens Offering Peace and Privacy

Easy Reach of Norfolk Broads and Coast

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Tucked away at the end of a private track on The Common in Fleggburgh, this enchanting thatched cottage enjoys a wonderfully peaceful position surrounded by countryside. It is the sort of home that feels lifted straight from the pages of a classic English storybook, full of timeless charm and character, yet perfectly suited to modern country living.

Inside, the cottage is rich in original features that celebrate its heritage. Pamment tile flooring, panelled and latched doors, and exposed character details create an authentic sense of warmth, while the welcoming sitting room centres around a wood-burning stove, offering the perfect place to retreat after long countryside walks or cosy winter evenings.

The accommodation is beautifully proportioned, with a practical kitchen/dining room at its heart, complemented by a useful utility and shower room. Upstairs, two delightful bedrooms enjoy elevated views across the surrounding fields.

Outside, the magic of the setting truly comes into its own. The generous gardens wrap around the cottage, providing ample space for keen gardeners. Lavender borders, mature planting and established hedging enhance the sense of privacy, while the detached outbuilding offers excellent storage, workshop potential or scope for a variety of hobbies.

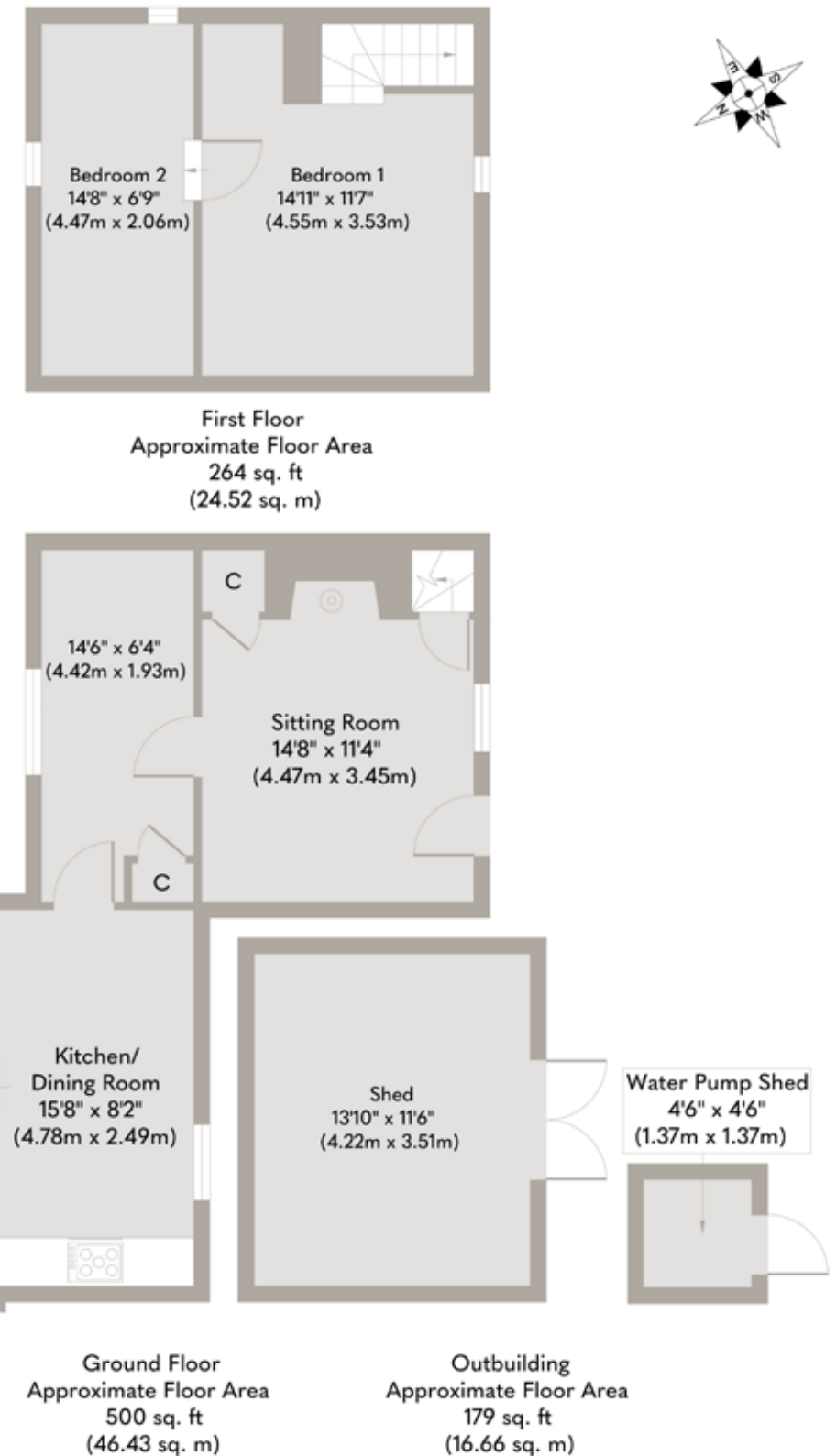
Perfectly positioned within the Broadland village of Fleggburgh, the cottage offers an enviable balance of seclusion and accessibility. The Norfolk Broads, sandy coastline and the city of Norwich are all within easy reach, making this an exceptional permanent home, weekend retreat or idyllic escape from busy modern life.

Rarely does a property combine such an enchanting setting with so much authentic character. This is quintessential Norfolk countryside living at its very finest, a truly special home where charm, tranquillity and breathtaking rural surroundings come together in perfect harmony.



We would describe the cottage as characterful, peaceful and cosy.





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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Fleggburgh

WHERE THE NORFOLK BROADS MEET
COASTAL COUNTRYSIDE CHARM

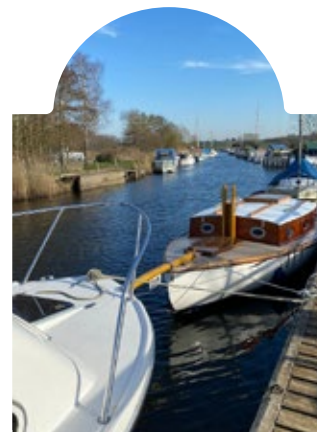
Fleggburgh is a picturesque Norfolk village ideally situated between the scenic waterways of the Broads National Park and the expansive east Norfolk coastline. Surrounded by open countryside and peaceful marshland, the village offers an enviable balance of rural tranquillity and accessibility, making it an increasingly desirable place to live and visit.

The village enjoys a strong sense of community, centred around its historic church, village hall and well-regarded local amenities. At the heart of village life is The Kings Arms, an award-winning country pub and restaurant renowned across Norfolk for its excellent dining and welcoming atmosphere. Nearby villages including Martham and Acle provide additional shops, cafés and everyday conveniences, while larger amenities can be found in Great Yarmouth and Norwich.

Fleggburgh is perfectly placed for enjoying the Norfolk Broads, with Ormesby, Rollesby and Filby Broads all close by, offering opportunities for boating, fishing, paddleboarding and wildlife watching. The surrounding landscape is rich in walking and cycling routes, with abundant birdlife and unspoilt countryside creating a haven for outdoor enthusiasts.

The sandy beaches of Winterton-on-Sea, Horsey and Sea Palling are all within easy reach, while Horsey Gap's famous grey seal colony remains one of Norfolk's most celebrated natural attractions.

Despite its peaceful setting, Fleggburgh remains well connected, with the cathedral city of Norwich approximately 20 miles away, providing extensive shopping, cultural attractions and mainline rail services. Combining countryside charm with coastal and Broads access, Fleggburgh captures the very best of Norfolk village living.



Note from Sowerbys



“Classic English charm, beautifully preserved for modern living.”



SERVICES CONNECTED

Mains electricity, water pumped from well and drainage via septic tank.
Oil fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Freehold.

LOCATION

What3words: ///strays.swooning.daylight

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

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