



Introducing
Willow Cottage,
Barnham Broom

SOWERBYS

Upon arrival, prospective tenants are welcomed into an inviting entrance hall that leads directly to the well-appointed ground floor accommodation.

The country-style fitted kitchen, complete with an electric cooker, offers an abundance of cupboard and worktop space, perfect for those keen to showcase their culinary skills. There is room for an undercounter fridge freezer and washing machine. Adjoining the kitchen, a useful boot room/utility provides access via sliding doors to a private rear patio.

Bathed in natural light, the cosy sitting room is well-proportioned for traditional furnishings and enjoys views across the beautifully landscaped gardens. Adding further versatility, a snug offers the perfect retreat after a day exploring the Norfolk countryside. The ground floor is completed by a bathroom comprising a bath, wash basin, and WC.

Stairs from the entrance hall rise to the first floor, where three bedrooms can be found. The primary bedroom is a generous double with ample space for furnishings, while the second double sits adjacent to a third single bedroom - equally suitable as a home office or study.

Externally, Willow Cottage is approached via a private gravel driveway providing parking for up to three vehicles, leading to a double garage with power supply. The beautifully landscaped gardens feature well-kept lawns, a patio, a greenhouse, and an array of mature shrubbery. Agents Note: A gardener is included within the monthly rental figure.

Willow Cottage is available immediately on an initial 12-month tenancy.

BARNHAM BROOM

Conveniently located for easy access to the A11 and A47, the village of Barnham Broom offers plenty of local amenities including a Post Office, local shops, a pub, primary school and the Barnham Broom Hotel Golf and Country Club. A couple of wonderful places to visit here are the Painted Barn Café, located on the edge of the village, and the Goat Shed Farm Shop and Café, which is near to Barnham Broom Hotel.

Four miles south-east you'll find the popular market

town of Wymondham, which offers excellent schools, and 9 miles east is the ancient city of Norwich.

Home to writers, radicals and fiercely independent spirits for over a thousand years, today Norwich 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 historic cobbled streets of Elm Hill, whatever the season, the Tudor architecture retains its character and beauty. Laced with merchant's houses, thatching, individual homes, speciality shops and small cafes, you'll be led toward the 1,000-year-old Norwich Cathedral.

AGENTS NOTE

Unfurnished.

Available now.

Oil central heating.

Pets by negotiation.

12 month initial tenancy.

Gardener included in rent.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. The reference number or full certificate can be obtained from Sowerbys upon request.

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.

LOCATION

What3Words: [///dugouts.cake.kipper](https://www.what3words.com/dugouts.cake.kipper)



SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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