



THE STORY OF
9 The Green
Felbrigg, Norfolk

SOWERBYS



THE STORY OF

9 The Green

Felbrigg, Norfolk
NR11 8PN

Enviably Positioned Beside the
Renowned Felbrigg Hall Estate

Peaceful, Non-Through Setting with Easy
Access to National Trust Walks

Attractive Semi-Detached Period
Cottage Rich in Character

Mature, Tree-Lined Plot Extending to
Approximately 2/3 of An Acre (STMS)

Gardens Backing Directly onto National Trust Land

First Floor Principal Bedroom with Dressing Room

Two Bathrooms and Flexible
Reception Accommodation

Inviting Sitting Room with Inglenook
Fireplace and Log Burner

Ample Off-Road Parking Within a Private Setting

Established Wildlife Haven with
Greenhouse and Two Wooden Sheds

SOWERBYS HOLT OFFICE

01263 710777

holt@sowerbys.com



Enjoying an enviable position adjacent to the renowned Felbrigg Hall estate and its beautiful parkland, scenic walks and heritage surroundings, this characterful cottage offers an exceptional blend of countryside tranquillity and village life. Set back from the road in a peaceful, non-through position, the property enjoys easy access to Felbrigg Hall while retaining a notable sense of privacy.



The cottage is set within a mature, tree-lined plot and presents immediate kerb appeal, complemented by generous off-road parking for multiple vehicles. The cottage is south-facing onto an unadopted road with five minute walk to access Felbrigg Hall Grounds. Internally, the accommodation is both welcoming and versatile, arranged to suit a range of living requirements. Two bathrooms serve the property, alongside a choice of reception spaces. The principal sitting room is particularly inviting, cosy yet well-proportioned, and centred around a striking inglenook fireplace that provides a warm and characterful focal point.



The kitchen is modern and well appointed, offering a practical layout with direct access to the rear garden, ideal for everyday living. Bedroom accommodation is thoughtfully arranged across both floors, with the principal bedroom and dressing room positioned on the first floor, while bedroom two/study is located on the ground floor, providing flexibility for guests, home working or future needs.



The grounds are undoubtedly one of the property's most captivating features. Extending to approximately two-thirds of an acre, the garden backs directly onto National Trust land and offers a peaceful, private and natural setting. The garden also includes two wooden sheds and a greenhouse, enhancing its appeal for gardeners and outdoor enthusiasts alike.







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 2025 | www.houseviz.com

Felbrigg

PEACEFUL NORTH NORFOLK VILLAGE

Felbrigg is a quintessential North Norfolk village, celebrated for its peaceful atmosphere and close-knit community. Residents take pride in village life, with local and events centred around the village hall, which was left in trust to the residents of Felbrigg and Metton, by the late squire at Felbrigg Hall, creating a warm and welcoming environment that feels firmly rooted in the countryside. Felbrigg Church is situated in the grounds of Felbrigg Hall and is visited by locals and outside visitors.

The village is perhaps best known for Felbrigg Hall, a striking National Trust estate on the edge of the village. Its grand hall, rolling parkland and woodland walks form the heart of the area, offering year-round enjoyment for walkers, families and dog owners alike. The surrounding lanes and footpaths provide idyllic routes through unspoilt countryside, linking Felbrigg naturally to neighbouring villages and the coast.

Despite its rural setting, Felbrigg is exceptionally well placed. The highly regarded market town of Holt lies just a short drive away, providing a wide range of independent shops, cafés, restaurants and everyday amenities. The traditional seaside town of Cromer, with its sandy beach and iconic pier, is also close by, as is Sheringham, known for its promenade, beach and heritage railway.

Felbrigg offers the perfect balance of village calm and accessibility, making it an ideal setting for those seeking a peaceful North Norfolk lifestyle without feeling remote.



Note from Sowerbys



“Peaceful, private, and beautifully natural.”



SERVICES CONNECTED

Mains water and electricity. Oil fired central heating. Drainage via a septic tank.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref-: 0330-2082-5050-2299-4685

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: ///dressing.sublet.sharpness

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

