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THE STORY OF

Rose Cottage

Carbrooke, Norfolk

SOWERBYS



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Rose Cottage

Drury Lane, Carbrooke, Thetford, Norfolk
IP25 6SJ



18th Century Semi-Detached Norfolk Cottage

Charming Character Features Throughout

Enjoying a popular Semi-Rural Location

Accommodation Extending to
Approximately 1,317 Sq. Ft. (stms)

Three Bedrooms

Two Impressive Reception Rooms

Country Style Kitchen

Downstairs Bathroom

Enclosed Private Rear Garden

Off-Road Parking and Single Garage



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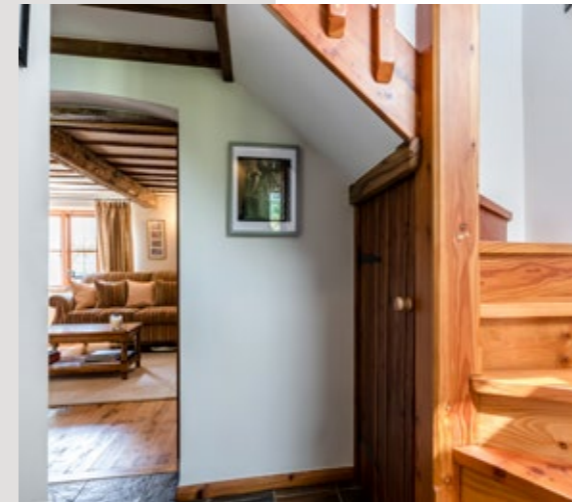
“Here we can go from countryside living to a beautiful city in no more than 30 minutes.”

Enjoying a wealth of character, Rose Cottage is an attractive flint Norfolk cottage which can either be used as full-time country living or an ideal holiday home.

Situated within the highly regarded village of Carbrooke, which dates back to the 12th century, it is surrounded by open countryside - ideal for walking and cycling. Furthermore, the beautiful city of Norwich is a short drive away providing an easy commute for theatres and a sea of culture. Additionally, there is also easy

access to the north Norfolk coastline great for days out to the beach.

Approached along a quiet country lane, the property sits by the roadside enjoying fabulous views across neighbouring countryside. The property is believed to date back to the 18th century and much of the original charm remains, even with later extensions. These have created flexible and spacious accommodation extending to approximately 1,317 sq. ft. (stms).



The property benefits from two generous reception rooms which provide different uses throughout the day - the dining/garden room is an incredibly light space and extends to an impressive 25ft. The owner uses the room mostly during the day offering views across the garden and has space for a dining table providing a multifunctional space.

The beautiful sitting room is the oldest part of the cottage which is extremely cool throughout the summer and offers a cosy space to sit in front of the log burner on those cold winter's evenings.

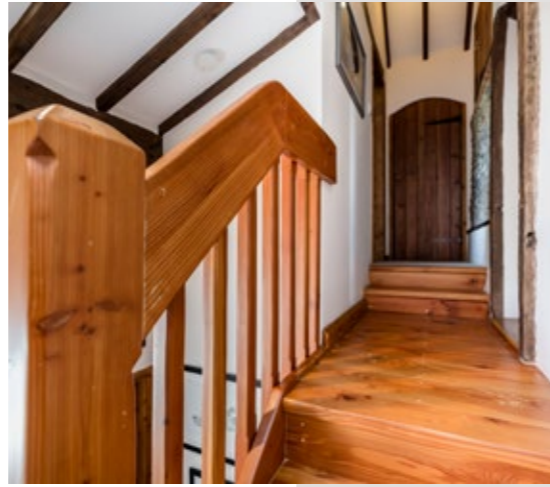
“Original ceiling beams and the brick fireplace really make the sitting room feel perfectly cosy.”

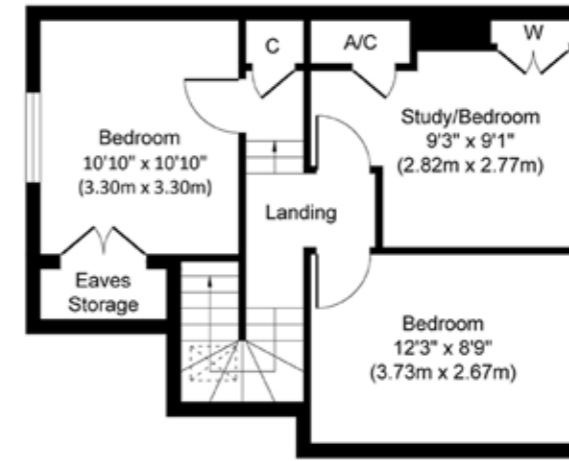


Furthermore, there is a country style kitchen which is complete with a mixture of storage units and a butler sink. The kitchen is partly open with the inner hallway which has a beautiful, exposed flint wall and leads to the downstairs bathroom and upstairs to the first-floor accommodation.

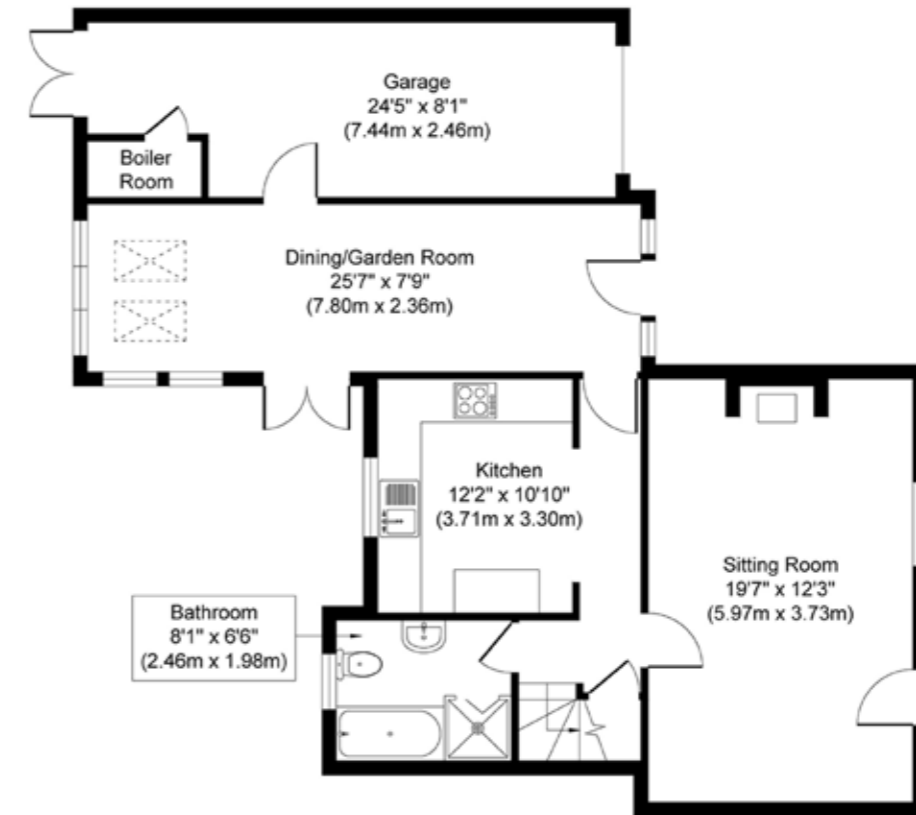
There are a total of three bedrooms and all have vaulted ceilings with exposed trusses, providing a good degree of light. The third bedroom is currently used as an office space and makes a great place to work from home, especially with views looking out over open countryside. The principal bedroom is located to the rear of the property and has a built-in wardrobe.

The rear garden is a great place to retreat and sit outside and enjoy the world go by. There is raised decking immediately upon entering the garden and this is an ideal space to entertain guests. Furthermore, there are well-stocked and mature flower beds offering an array of different shrubs and plants to enjoy, along with a central lawned garden which is enclosed by panelled fencing.





First Floor
Approximate Floor Area
436 sq. ft
(40.50 sq. m)



Ground Floor
Approximate Floor Area
881 sq. ft
(81.84 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.

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ALL THE REASONS



Carbrooke

IN NORFOLK
IS THE PLACE TO CALL HOME



Carbrooke is a village surrounded by beautiful Norfolk countryside and woodland including

Thetford Forest and Wayland Wood, just outside Watton. The village benefits from both a pre-school and a primary school. Events are held at the Millennium Green, next to the village hall, a beautiful 10-acre space full of indigenous wildlife, trees and wildflowers. It has a maze, wildlife pond, amphitheatre and children's play area, as well as beautiful walks and trails across the site.

Watton, which is approximately 3 miles away, has a range of amenities including a post office, supermarket, chemist, infant, junior and secondary schools. There is a weekly market with lots to offer. For golf enthusiasts, Richmond Park Golf Club has an 18-hole course, driving range and practice green. Furthermore, there is a sports centre which offers a fitness suite, all weather courts, badminton, squash and snooker facilities. The nearest train station is 8.5 miles away at Harling Road with a regular service to Norwich, 34 minutes, and the journey to Cambridge taking about 54 minutes. The market town of Dereham is approximately 8 miles away with restaurants and cafés, museums, a leisure centre, golf course and schools.



Note from the Vendor



“We love walking through the village to access acres of open fields.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 9487-3918-8209-5125-1200

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.

SOWERBYS



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