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ELIZA'S
COTTAGE



THE STORY OF

Eliza's Cottage

Brooke, Norfolk

SOWERBYS



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Eliza's Cottage

Brooke, Norfolk
NR15 1JT

Detached Period Cottage Full of
Charm and Character

Two Reception Rooms with Wood Burning Stoves

Fabulous Kitchen Breakfast
Room with Central Island

Bi-Fold Doors Opening onto the Rear Terrace

Modern Ground Floor Shower
Room and Cloakroom

Three Bright and Characterful
First Floor Bedrooms

Principal Suite with Dressing Room
and En-Suite Bathroom

Gravelled Driveway Providing Private Parking

Established Rear Garden with
Terrace and Specimen Trees

Versatile Attached Studio Room
Ideal for Home Working

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Eliza's Cottage is a beautifully presented detached period home, rich in charm and character, offering an inviting blend of traditional features and modern comfort. Thoughtfully arranged throughout, the property provides versatile and welcoming accommodation perfectly suited to both everyday living and relaxed entertaining.

From the moment of arrival, the cottage immediately impresses with its attractive frontage, gravelled driveway and delightful cottage-style gardens. Inside, the sense of warmth and personality continues, with a wealth of period detail creating a home of genuine character.

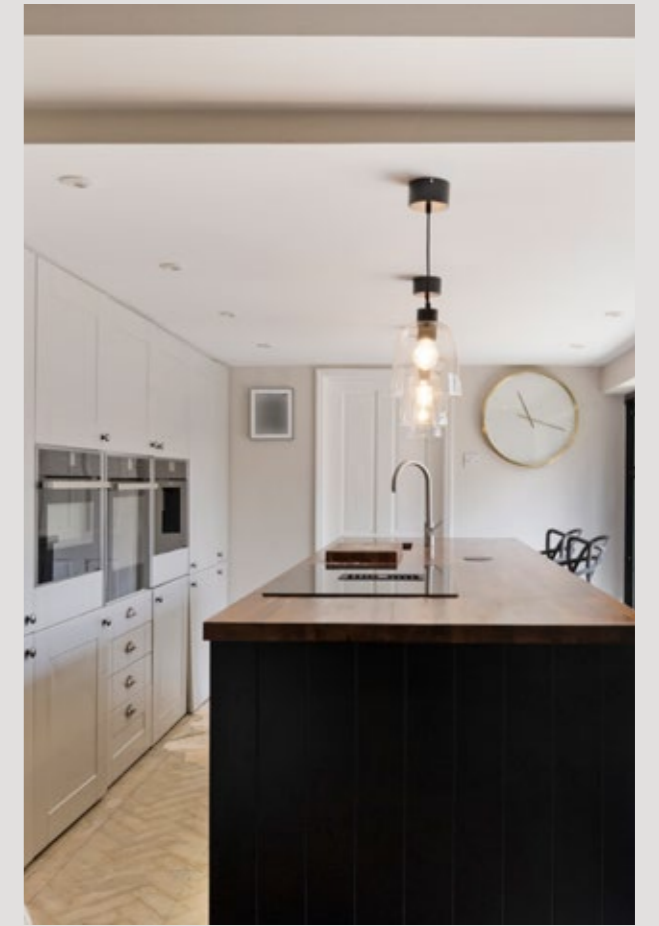
The front reception room is wonderfully bright and welcoming, enhanced by an exposed brick feature wall and a wood burning stove which forms a cosy focal point to the space. A second reception room lies beyond, equally atmospheric and featuring a further wood burner, creating the ideal setting for quieter evenings or a snug sitting room during the cooler months.

To the rear of the property, the home opens beautifully into a superb kitchen breakfast room, thoughtfully designed with both style and practicality in mind. A central island provides the perfect gathering point for family life and entertaining alike, while the generous layout offers ample space for informal dining and social occasions. Bi-fold doors draw natural light into the room and open directly onto the rear terrace, seamlessly connecting the indoor and outdoor spaces.

Completing the ground floor is a stylish and contemporary shower room with cloakroom facilities, finished to a high standard and complementing the character of the home perfectly.



In summer, the bifold doors open the house completely onto the patio, while winter brings cosy evenings beside the two log burners.





The first floor continues to impress, offering three well-proportioned bedrooms, each enjoying plenty of natural light and individual character. The principal bedroom benefits from a fully fitted dressing room which in turn leads through to an elegant en suite bathroom. Beautifully appointed, the bathroom features a striking roll top bath as its centrepiece, creating a luxurious and relaxing retreat.

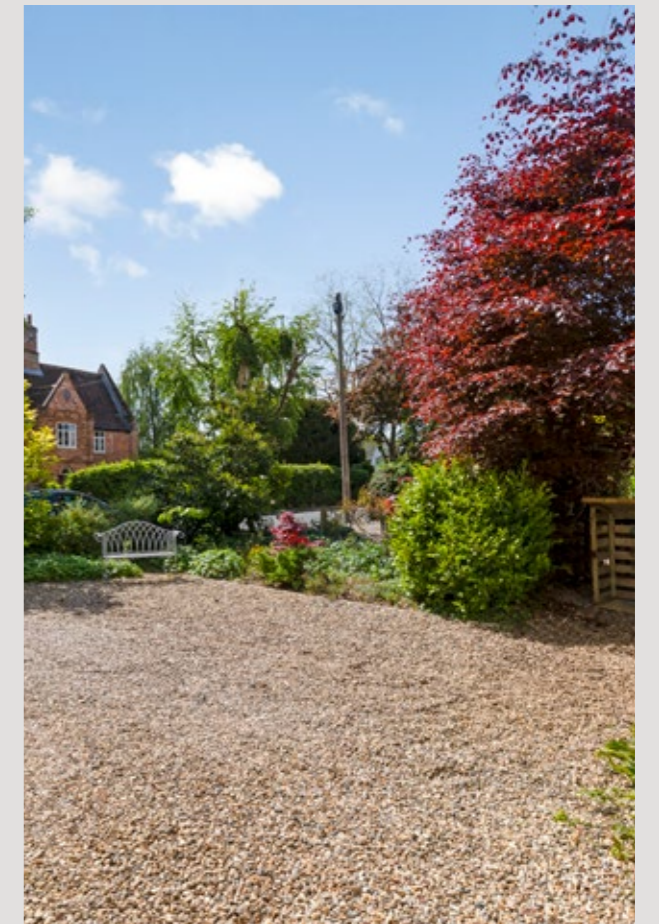
Outside, the rear garden has been thoughtfully landscaped to provide a wonderful setting for outdoor living. Immediately adjoining the kitchen is an attractive paved terrace, ideal for al fresco dining, entertaining guests or simply enjoying the peaceful surroundings. Raised beds, established planting and specimen trees add colour and maturity throughout the garden, while the lawn creates further space for families and gardeners alike.

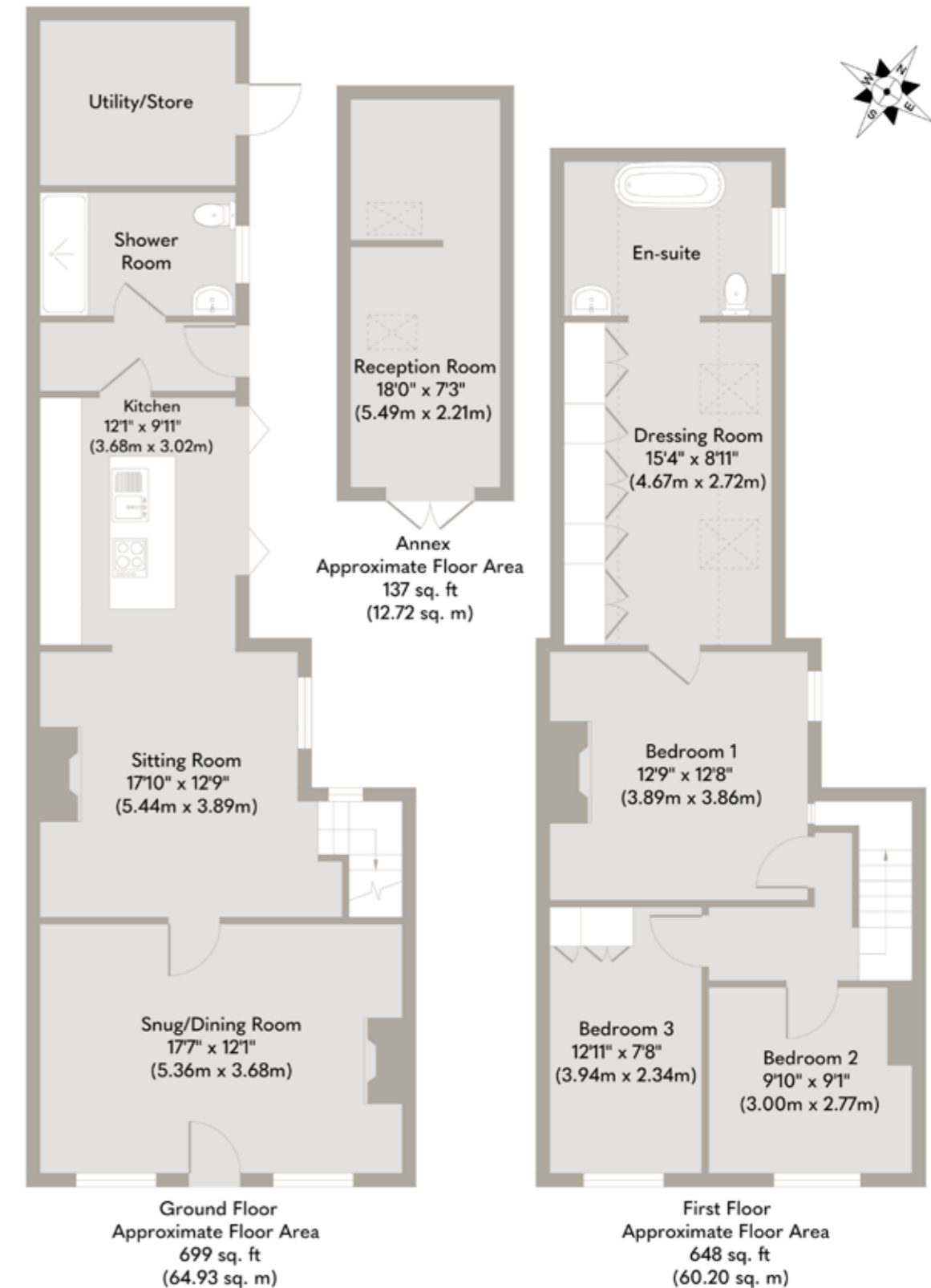
Practical additions include a useful utility and storage area, a separate shed, and an attached studio room offering excellent flexibility. Whether utilised as a home office, creative workspace, hobbies room or occasional guest accommodation, it provides valuable additional space to suit a variety of lifestyles.

Combining period charm, stylish presentation and excellent outside space, Eliza's Cottage is a wonderfully characterful home equally suited to permanent living or a peaceful countryside retreat.



One of our favourite views is from the garden looking back towards the cottage, with its traditional brickwork framed by protected trees and sunset skies.





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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Norwich

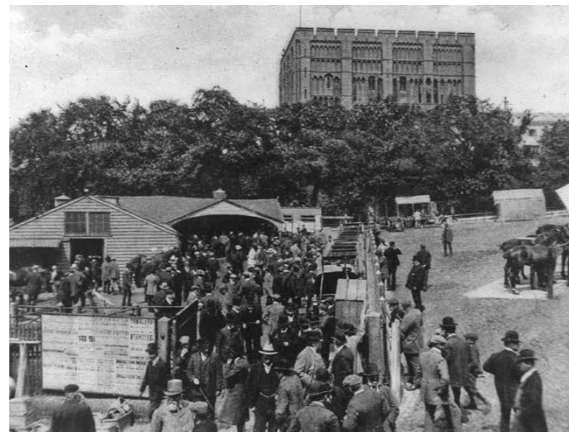
THE ANCIENT CAPITAL OF
OUR BELOVED COUNTY

Norwich, an ancient city steeped in a millennium of history, has long been a haven for writers, radicals, and independent thinkers, fostering a rich culture and creative spirit. Its meticulously preserved medieval streets host a thriving community of small businesses, a dynamic culinary scene, and a vibrant arts culture. As a gateway to a county renowned for its pristine landscapes, expansive skies, and untouched vistas, Norwich continues to inspire.

Named one of the best places to live in 2021, Norwich sits approximately 20 miles from the coast where the River Yare and the River Wensum converge, the latter meandering through its heart. Once the second largest city in England during the 11th century, Norwich proudly retains its title as the UK's most complete medieval city. Historic paths like Elm Hill beckon with Tudor architecture and quaint cafés leading to the majestic Norwich Cathedral, a testament to its thousand-year legacy.

West of the city, the University of East Anglia stands as a striking example of brutalist architecture, housing the Sainsbury Centre for modern and ethnographic art. Norwich's property landscape offers diversity, from Victorian city-centre dwellings and converted mills to town houses and contemporary luxury homes. The "Golden Triangle" is cherished among families, while nearby rural villages like Stoke Holy Cross, Surlingham, and Bawburgh offer larger estates and idyllic countryside living.

With direct trains to London's Liverpool Street in just 90 minutes and an airport connecting to UK cities and Amsterdam, Norwich blends historical charm with modern connectivity—a city that captivates and welcomes all who embrace its allure.



Note from the Vendor



“Eliza’s Cottage stole our hearts from the moment we saw it, a magical place to raise our family within a picturesque dsetting.”



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

G. Ref:- 9234-7723-0300-0981-9206

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: ///urban.verb.pump

AGENT'S NOTE

The floor in the kitchen is currently being replaced.

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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