



THE STORY OF

# Rose Cottage

*Whinburgh, Norfolk*

SOWERBYS



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# Rose Cottage

Shop Street, Whinburgh, Dereham, Norfolk  
NR19 1QR

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Charming Character Cottage in  
Popular Village Setting

Beautiful Blend of Period Charm  
and Modern Comfort

Light-Filled Sitting Room with  
Inviting Atmosphere

Sociable Kitchen Overlooking the Garden

Well-Proportioned And Versatile Bedrooms

Peaceful Cottage Garden Ideal for Entertaining

Attractive Interiors Throughout

Countryside Walks Nearby

Easy Access to Nearby Market Towns

Ideal Permanent Home or Weekend Retreat

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Positioned along the ever-popular Shop Street in the heart of Whinburgh, Rose Cottage perfectly captures the charm and character of Norfolk village living, combining warmth, comfort and timeless appeal in equal measure.

From the moment you arrive, the cottage immediately impresses with its attractive façade and welcoming feel. Inside, the home has been thoughtfully updated to complement its period origins, blending character features with tasteful modern touches to create interiors that feel both elegant and practical for contemporary life.

The accommodation has been carefully arranged to provide a wonderful balance of cosy living and sociable flow. The sitting room offers an inviting retreat for quieter evenings, while the layout naturally lends itself to entertaining family and friends. Natural light moves beautifully throughout the home, enhancing the sense of space and connection between each room.

At the centre of the property, the kitchen acts as a true heart of the home, sociable, functional and perfectly positioned to enjoy views across the garden. Whether preparing meals, enjoying morning coffee or gathering with guests, the space encourages everyday living to unfold effortlessly. During the warmer months, the connection between indoors and out becomes even more apparent, creating an ideal setting for relaxed summer dining and entertaining.



This is a home that delivers charm, comfort and lifestyle in equal measure.





Upstairs, the bedrooms provide peaceful and well-proportioned accommodation, each enjoying pleasant outlooks and a calming atmosphere. The rooms offer flexibility for a variety of lifestyles, whether accommodating guests, creating a home-working space or simply providing comfortable places to unwind at the end of the day.

Outside, the cottage garden is a particular feature of the home. Beautifully maintained yet retaining a natural cottage feel, it offers privacy and tranquillity in equal measure. With space for outdoor seating and dining, it is perfectly suited to enjoying long summer evenings, entertaining guests or simply taking in the surrounding calm.

Whinburgh itself enjoys a wonderful sense of community and offers easy access to scenic countryside walks and rural surroundings, while the nearby market towns provide a wide range of amenities and conveniences within easy reach. The location strikes an excellent balance between peaceful village living and practical day-to-day accessibility.

Rose Cottage is far more than simply a property; it is a home full of personality and charm, offering a lifestyle centred around comfort, character and the very best of Norfolk village life.





The cottage garden creates a peaceful and private setting, ideal for outdoor dining and summer evenings.





# Whinburgh

A BEAUTIFUL NORFOLK SETTING  
TO CALL HOME

Whinburgh is a charming village located in the heart of Norfolk, offering a blend of rural tranquility and local conveniences. Known for its picturesque countryside and tight-knit community, Whinburgh is an ideal choice for those looking for a peaceful lifestyle while still being within reach of larger towns and cities.

The community is friendly and welcoming, with a mix of long-standing residents and newcomers. Local events and gatherings are common, fostering a sense of belonging. The village may not have a bustling social scene, but nearby towns offer a range of cultural activities, festivals, and community programs.

While Whinburgh is a small village, essential amenities such as a post office, local shop, and several pubs can be found nearby. For more comprehensive shopping and services, the larger towns of Dereham and Watton are just a short drive away, offering supermarkets, shops, schools, and recreational facilities.

Whinburgh benefits from good transport links, making it easy to travel to nearby towns and cities. The village is accessible via the A47, with regular bus services connecting it to Dereham, Thetford, and beyond.

Whinburgh offers a peaceful and picturesque living environment, making it an attractive choice for those seeking a rural lifestyle. With community spirit, local amenities, and beautiful countryside, it's a hidden gem for anyone looking to enjoy the quieter side of life while still being connected to urban conveniences.



## Note from Sowerbys



“Character features have been carefully retained and complemented by tasteful contemporary updates.”



### SERVICES CONNECTED

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

### COUNCIL TAX

Band D.

### ENERGY EFFICIENCY RATING

E. Ref:- 8408-3195-8829-6027-1583

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: ///hound.boast.unafraid

### AGENT'S NOTE

The image of the front of the property was taken prior to the property being reroofed.

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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