



THE STORY OF
Martyrs Cottage

East Bilney, Norfolk

SOWERBYS



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Martyrs Cottage

East Bilney, Norfolk
NR20 4HN

15th Century Historic Home

Popular Village Location

Exceptional Character
Features Throughout

Inglenook Fireplaces and
Wood Burning Stoves

Three/Four Bedrooms
in Main House

Beautiful Two Bedroom, Two
Bathroom Self-Contained Cottage

Holiday Let Potential –
Listed on Air BnB

Wrap Around Plot

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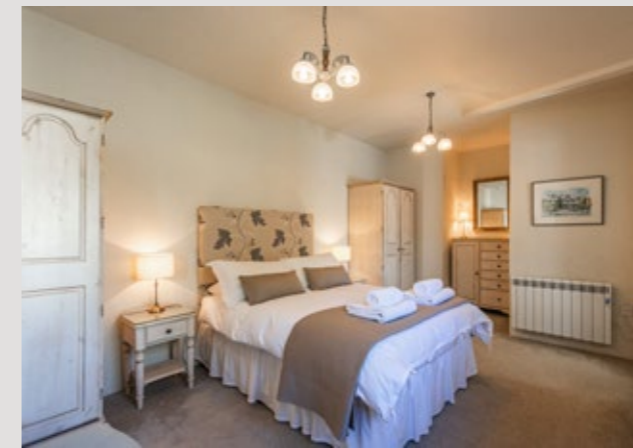




This distinguished Grade II listed 15th-century detached property offers a rare opportunity to own a truly remarkable piece of history, perfectly balanced with modern comfort and versatility. Located in a popular and idyllic hamlet, this exceptionally unique home immediately impresses with its sense of grandeur and character, carried through every room.

Stepping through the striking ancient handmade oak doors, you are welcomed into a home that exudes heritage and warmth. The beautiful flagstone flooring throughout the ground floor offers rustic charm underfoot, complementing the array of quirky wooden beams and stunning inglenook fireplaces - two of which are fitted with log-burning stoves that radiate cosiness and atmosphere. The sitting room, every bit as decadent yet cosy as the rest of the house, offers a welcoming retreat with its soft lighting and historic features, making it a perfect space for quiet reflection or intimate gatherings.

The country-style kitchen is a warm and homely space, ideal for everyday family life or preparing meals for entertaining. From here, you move into the formal dining hall, a truly powerful space that evokes a sense of historic gatherings - its character and scale offering a nod to the grandeur of the past. Just off the dining hall is a dedicated laundry room, providing practicality without compromising the aesthetic. A well-appointed ground floor shower room, complete with beautiful tiles, adds further convenience while reflecting the quality found throughout the property. A thoughtfully designed boot room, conveniently located just inside the side entrance, completes the ground floor layout, offering a functional space for coats and muddy boots.





Upstairs, the antique solid oak flooring creates a warm and tactile contrast, guiding you through a series of three to four bedrooms, each brimming with personality and period charm. The first-floor family bathroom is a standout feature, showcasing a freestanding nickel-plated copper double ended bath and a richly detailed ornate sink, combining indulgence with historical elegance.



Beyond the main house lies a fully self-contained two-bedroom, two-bathroom cottage, offering flexible accommodation ideal for extended family, guests, or as a potential rental opportunity. With its own entrance, sitting room, kitchen, and independent living space, it complements the main residence while retaining its own privacy. This versatile annexe could also serve as a home office or creative studio, enjoying lovely aspects of the garden and lending itself to a range of flexible uses.

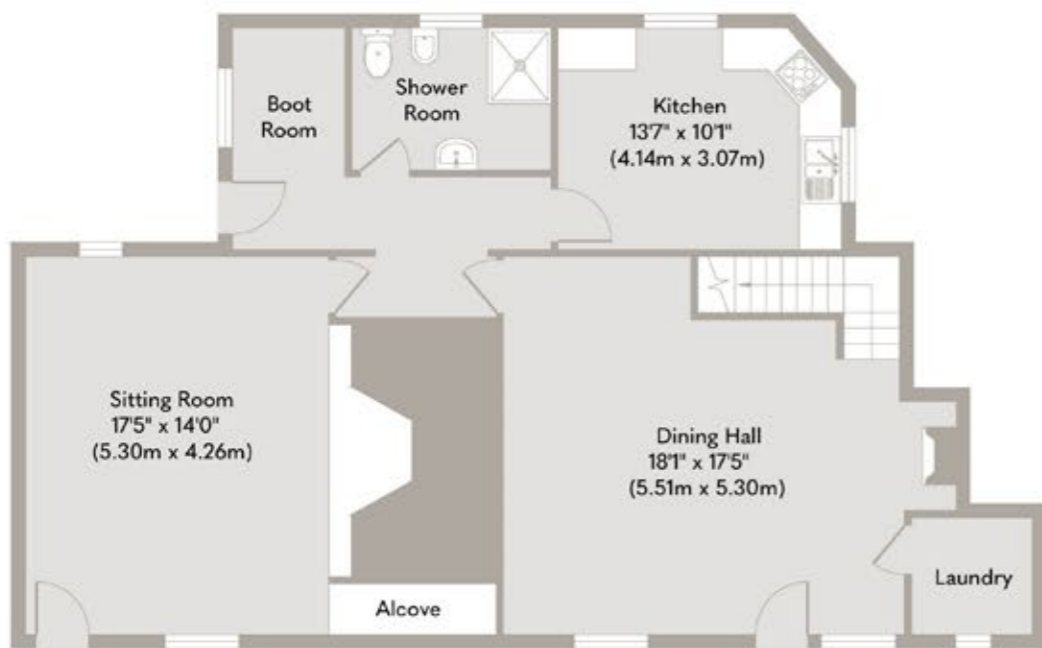


Outside, the home sits proudly on a generous wraparound plot, surrounded by beautifully maintained gardens and mature, groomed hedges that provide both privacy and a serene atmosphere. Whether enjoying a quiet moment on the lawn, entertaining guests or tending to the garden, the outdoor space is as enchanting as the home itself.



This is more than just a property - it's a stunning testament to centuries of history, lovingly preserved and thoughtfully updated to suit modern life. Rich in character, endlessly unique, and set in a desirable village location, it offers a truly special living experience that's rarely found. Viewing is highly encouraged for this standout property.





Ground Floor
Approximate Floor Area
1066 sq. ft
(99.06 sq. m)



Second Floor
Approximate Floor Area
428 sq. ft
(39.72 sq. m)



First Floor
Approximate Floor Area
719 sq. ft
(66.83 sq. m)



Annex Ground Floor
Approximate Floor Area
651 sq. ft
(60.47 sq. m)



Annex First Floor
Approximate Floor Area
119 sq. ft
(11.07 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. Copyright V360 Ltd 2025 | www.houseviz.com

East Bilney

A QUAIN VILLAGE WITH HISTORICAL CONNECTIONS

Set in the heart of the Norfolk countryside, the village of East Bilney offers a unique blend of historical significance, natural beauty, and community spirit. At its core stands the medieval Church of St Mary, a Grade II listed building that, though largely rebuilt during Victorian times, retains echoes of its ancient origins. Within its stained-glass windows lies a tribute to Thomas Bilney, a key figure in the English Reformation, who was almost certainly born in Martyrs Cottage.

Bilney, influenced by Erasmus's Greek New Testament, rejected aspects of Catholic doctrine and began preaching reformist ideas, becoming one of the earliest converts to Protestantism in England. His memory lives on not only in the stained glass of St Mary's, but also in the village sign, which takes its design directly from that very window.

Though surrounded by rolling countryside, East Bilney is just a short walk from the award-winning gastro pub, The Brisley Bell, a local favourite renowned for its seasonal menus, cosy atmosphere, and excellent wine list—making it a destination in its own right.

The village is situated approximately seven miles south of the market town of Fakenham and six miles northwest of Dereham.

Just under 20 miles away, the historic city of Norwich offers a vibrant contrast to East Bilney's rural peace. One of the UK's most complete medieval cities, it is known for its stunning cathedral, cobbled streets and rich architectural heritage. Recognised by The Sunday Times as one of the UK's best places to live, Norwich combines historic charm with a thriving cultural scene and a strong sense of community, perfectly balancing city energy with countryside living.



Note from Sowerbys



“...exceptionally unique home immediately impresses with its sense of grandeur and character, carried through every room.”



SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Freehold.

LOCATION

What3words: ///willpower.reflected.perfectly

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

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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