2 Gingerbread Cottage Quebec Road

Dereham









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2 Gingerbread Cottage Quebec Road

Price Guide £230,000

The quaint picture-postcard-cottage...

Set within a conservation area and recognised as a ‘Place of Local Historic Interest’, 2 Gingerbread Cottage is an individual period home offering generous, versatile accommodation together with a self-contained annexe, excellent parking and a range of useful outbuildings. The original cottage is constructed from distinctive local Carrstone, while a later brick extension has increased the living space and created a home that combines historic character with practical modern comforts.

Approached via a private off-road parking area with space for up to three vehicles, the property immediately reveals its wonderfully individual appearance. A large timber shed, separate bicycle store and additional storage building provide plenty of room for tools, outdoor equipment and hobbies, while the garden offers an attractive setting in which to relax and entertain.

The main entrance opens into a bright, contemporary kitchen and dining room, fitted with an electric oven, induction hob and fridge-freezer. There is ample space for a dining table, making this a sociable everyday room, while the oil-fired boiler is also discreetly housed here. From the kitchen, the accommodation continues to a useful ground-floor shower room with space and plumbing for a washing machine.

Original details have been retained throughout the cottage, including a stained-glass window and period fireplaces, bringing warmth and personality to the interior. The principal sitting room provides a comfortable space in which to unwind and features a wood-burning stove as its natural focal point, ideal for cooler evenings.

Upstairs, a light-filled landing leads to two particularly well-proportioned double bedrooms, both capable of accommodating king-size or larger beds. One bedroom includes an original fireplace and access to the insulated loft, which benefits from power and lighting, while the principal bedroom enjoys useful storage, a rooflight and a window overlooking the garden. A family bathroom, also illuminated by a rooflight, completes the first-floor accommodation. The thoughtful use of rooflights throughout allows natural light to reach every part of the upper floor.

A significant feature of the property is the separate one-bedroom annexe, offering excellent flexibility for visiting family, independent living, home working or potential holiday accommodation, subject to any necessary consents. Entered through its own hallway, the annexe includes a walk-in shower room, a comfortable double bedroom with storage and an open-plan kitchen, dining and living area. The kitchen is equipped with an electric oven and washing machine, while electric heating and a second wood-burning stove ensure the space can be enjoyed throughout the year.

The property benefits from mains electricity and water, oil-fired heating to the main cottage and private drainage via a septic tank. It is offered chain-free and is available for immediate occupation.

2 Gingerbread Cottage enjoys a convenient position on the outskirts of Dereham, combining a distinctive historic setting with ready access to the town's extensive amenities. Dereham town centre provides a broad selection of independent shops, cafés, supermarkets and everyday services, together with leisure facilities and public transport connections. Families are well served by primary and secondary schooling in and around the town, while doctors' surgeries, pharmacies and other healthcare facilities are also within easy reach.

For commuters and those wishing to explore the wider county, Dereham provides convenient access to the A47, linking Norwich, King's Lynn and the surrounding Norfolk countryside. Norwich offers a wider range of shopping, cultural and employment opportunities, while the market towns and villages of central Norfolk are readily accessible. The celebrated North Norfolk coast, with its sandy beaches, nature reserves, coastal walks and traditional seaside communities, is also within comfortable driving distance.

Rich in character and history, yet highly adaptable for modern life, 2 Gingerbread Cottage represents a rare opportunity to acquire a distinctive home with a valuable independent annexe in a well-connected Norfolk location.

Agents notes...
A pre-recorded walkaround tour is available for this property

The pictures of the cottage, inside and out, without an ATTIK watermark, have been staged by Ai

Both properties, 2 Gingerbread Cottage, and the annexe, are separately rated for council tax, both are band A













TOTAL FLOOR AREA : 1224 sq.ft. (113.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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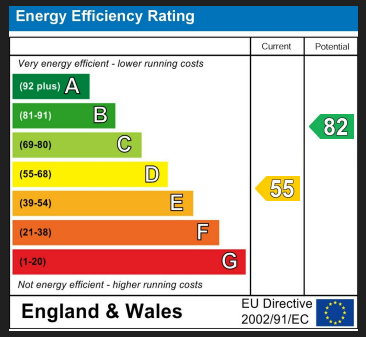
Local Authority

Breckland

Council Tax Band

A

Directions





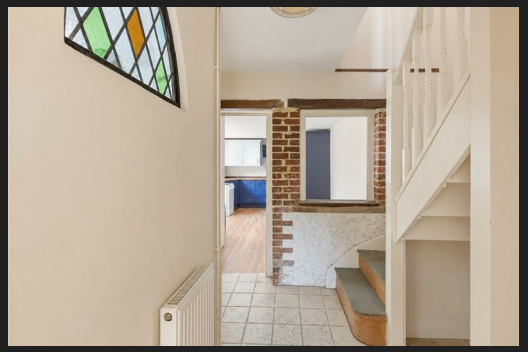
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