



THE STORY OF

Appletree Cottage

Longham, Norfolk

SOWERBYS



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Appletree Cottage

Chapel Road, Longham, Norfolk
NR19 2RN

Offered Chain Free

Charming Three Bedroom Character Cottage

Two Double Bedrooms

Versatile Reception Spaces

First Floor Family Bathroom and
Ground Floor Shower Room

Period Features Throughout

Private, Mature Rear Garden

Off Road Parking and Single Garage

Popular Village Location in Longham

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Appletree Cottage is a charming three-bedroom home positioned within the popular village of Longham, offering a balance of character, practicality and countryside living. Available with a guide price of £300,000 – £325,000 and offered chain free, the property presents an excellent opportunity for buyers seeking a character cottage with flexible living space in a well-connected village setting.

The cottage showcases period and character features throughout, giving the home a warm and welcoming feel while still providing practical accommodation suited to modern lifestyles. Multiple reception areas create a versatile layout, ideal for both everyday family life and entertaining, allowing different spaces for relaxing, dining, working or hobbies.

The property offers three bedrooms, including two well-proportioned double bedrooms, providing comfortable accommodation for families, visiting guests or those needing space for home working. The layout is supported by a first-floor main bathroom, while the ground floor shower room adds further convenience and flexibility for busy households.

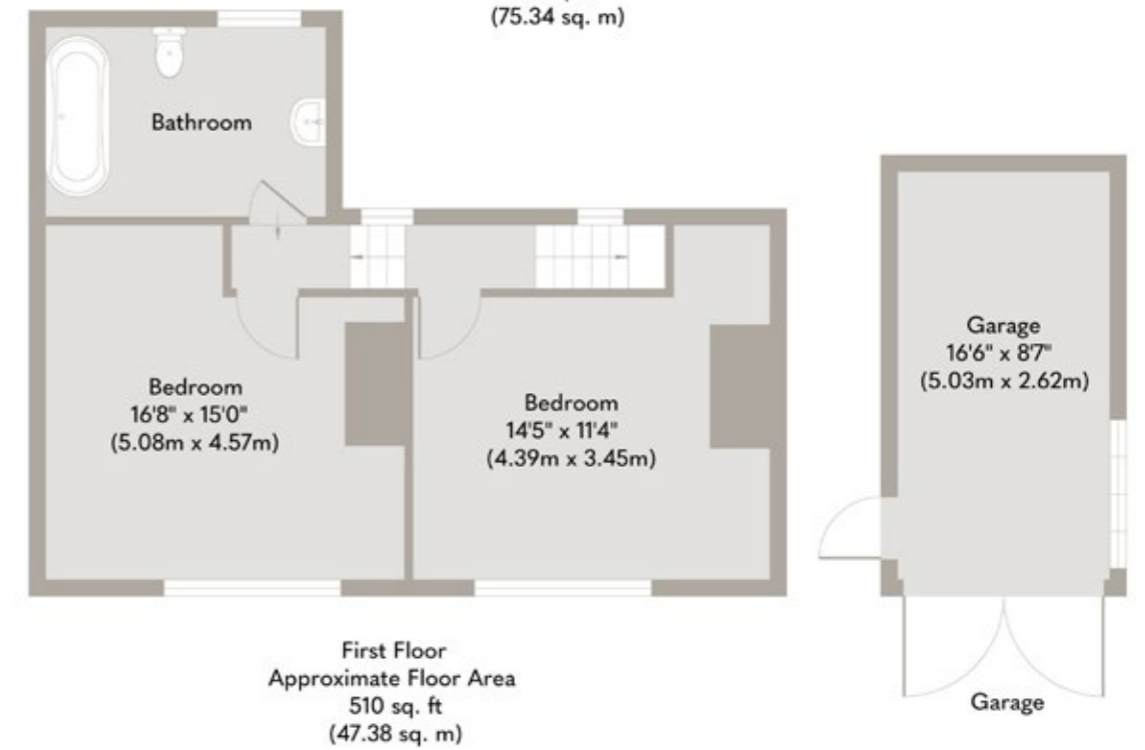
Outside, Appletree Cottage benefits from off-road parking and a single garage, offering secure parking and useful storage. The private, mature rear garden provides a peaceful outdoor setting with established planting and a sense of privacy, creating an ideal space for relaxing, gardening or outdoor dining during warmer months.

Appletree Cottage enjoys a pleasant position within the village of Longham, a location known for its community feel and countryside surroundings. The property also benefits from convenient access to the nearby market towns of Dereham and Swaffham, where a wider range of amenities can be found.



A perfect balance of character, practicality and countryside living.





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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Longham

LOCATED IN THE
MIDDLE OF NORFOLK

Longham is a peaceful village in central Norfolk, situated around four miles north-west of Dereham and roughly midway between Norwich and King's Lynn. Surrounded by attractive countryside, the village offers a network of scenic footpaths and bridleways ideal for walking, cycling and exploring the rural landscape. At the heart of the community is the welcoming White Horse pub and a well-used village hall with adjacent playing fields.

The neighbouring village of Litcham provides a good range of everyday amenities, including a village shop, delicatessen, public house and both primary and secondary schools. A wider selection of shops, supermarkets, cafés and leisure facilities can be found in the nearby market town of Dereham, which hosts a popular twice-weekly market and a mix of independent and national retailers. Dereham also features a number of historic attractions, including the Mid-Norfolk Railway heritage line, Dereham Windmill and the 16th-century Bishop Bonner's Cottage.

The surrounding area is rich in history and countryside attractions. Gressenhall Farm and Workhouse Museum is just a short drive away, while the impressive ruins of Castle Acre Priory and the National Trust's Oxburgh Hall are also within easy reach. For dining out, the award-winning Brisley Bell in nearby Brisley is widely regarded as one of Norfolk's finest village pubs.

With well-regarded local schools, leisure facilities nearby and convenient access to Norwich, King's Lynn and the North Norfolk coast — including Wells-next-the-Sea around 20 miles away — Longham offers an appealing balance of rural tranquillity and accessibility, making it an ideal location to enjoy the best of Norfolk country living.



Note from Sowerbys



“A private, mature rear garden offering a peaceful outdoor retreat.”



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

F. Ref:- 8309-6305-3729-7497-0483.

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: ///blushes.finds.coping

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SOWERBYS

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