

Middle Cottage
London Street | Whissonsett | Norfolk | NR20 5ST

FINE & COUNTRY

BRICK AND FLINT CHARM



This delightful mid-terrace cottage of traditional brick and flint sits in the heart of the pretty mid-Norfolk village of Whissonsett.
Combining a beautifully renovated interior with a long, landscaped west-facing garden that backs onto a paddock.



KEY FEATURES

- An Attractive Brick and Flint Period Mid Terrace Cottage situated in Central Whissonsett
- Two Double Bedrooms and Contemporary Ground Floor Shower Room
- Beamed Living Room with Log Burner
- Shaker Style Kitchen/Diner with Roof Light and Bi-Fold Doors
- New Charcoal Grey Sash Windows and Handmade Shutters
- New Combination Oil Boiler, Plumbing and Radiators
- Fully Landscaped West-Facing Garden Backing onto Paddock
- Patio, Log Store and Shed
- The Accommodation extends to 771 sq.ft.
- Energy Rating: E

Lovingly restored and ready to move straight into, this appealing cottage marries period character with the comforts of modern living. Two double bedrooms, a light-filled kitchen/diner that opens to the garden and a peaceful village setting make it an outstanding opportunity, whether as a first home or a well-placed investment.

Sheep, Skies and Summer

"It was the vision of a finished cottage with bi-fold doors looking onto a summer garden, with big skies and the rare breed sheep that visit the paddock at the bottom of the garden," the owners said when asked what first drew them to the property. Built of traditional brick and flint, Middle Cottage is thought to be around 150 years old. Its frontage on London Street is a characterful patchwork of soft red brick and flint. The village's history stretches back more than 900 years. Recorded in the Domesday Book as Witcingkeseta, its name is believed to mean either the settlement of the Witcing tribe or a place of watery meadows, fitting for a village close to the source of the River Wensum. The Grade II* listed parish church of St Mary, with its early 14th-century west tower and 15th-century porch, remains the village's historic centrepiece. Before the present owners arrived, the rear of the cottage had already been remodelled, with the former kitchen and bathroom opened up to create the generous kitchen/diner. The current owners finished what had been started, and the results speak for themselves.

Room By Room

The front door opens straight into the living room, where white-painted beams run across the ceiling and smoked walnut Karndean flooring lies underfoot. The chimney breast is the focal point of this room, its log burner set within an exposed brick fireplace on a tiled hearth beneath a chunky oak mantel. To either side, alcoves painted in a rich mustard tone house handmade rope-hung shelving and wall lights, while handmade bi-fold shutters filter the light at the front window. The staircase rises from the room with a natural pinstriped rope handrail. "Winter evenings are cosy in the lounge, and with the log burner lit it is a firm family favourite on Sunday afternoons," the owners explained. Beyond, an inner hall leads past the contemporary shower room, fitted with a gloss white vanity unit, a walk-in shower enclosure with marble-effect panelling and timber shelving on industrial-style pipe brackets.







KEY FEATURES

The hall then opens into the kitchen/diner, the true heart of the home. A large roof light floods the room with daylight, falling on cream Shaker-style units, solid oak worktops, a Belfast sink and integrated appliances. There is ample room for a dining table, and 3.6m bi-fold doors fold back to connect the room to the patio and garden. Upstairs, a landing leads to two double bedrooms behind new oak doors. The principal bedroom, looks out over London Street to the front, while the second, sits beneath a sloping beamed ceiling with a skylight and a pretty floral feature wall.

Improvements and Refinements

The owners have carried out an extensive programme of work. New argon-filled sash windows in charcoal grey with polished stainless-steel fittings have been installed, together with a matching front door, and the handmade bi-fold shutters were added to complement them. Inside, smoked walnut Karndean flooring was laid in the lounge, new oak doors with premium door furniture were fitted throughout and a new log burner and flue were installed. Behind the scenes, the cottage benefits from new plumbing and radiators, a new combination oil boiler and a new oil tank. The owners also fitted the new kitchen with its Belfast sink and integrated appliances, created the fully fitted shower room and airing cupboard, and fully landscaped the garden, adding a log store.

A Home For All Seasons

What sets this cottage apart is its balance of character and comfort. Beams and exposed brick sit alongside crisp contemporary finishes, handmade details give it real personality, and the layout flows naturally from the cosy living room to the light-filled kitchen/diner and garden. “In terms of everyday living, the cottage is cool in the summer and cosy and warm in the winter,” the owners noted. The transformation has been noticed by local people too. “The villagers have complimented us many a time on how beautiful the cottage now looks since we moved in,” they added.

The Outside

The fully enclosed, west-facing rear garden extends to approximately 100ft. The bi-fold doors open onto a paved patio with a gravelled area to the right. Two sleeper steps lead up to the lawn, flanked by deep flower beds. “The beds contain over 200 mixed summer bulbs which bloom in all the summer colours, along with poppies, foxgloves and coloured daisies, giving beautiful colour throughout the spring and summer, with greenery in the winter,” the owners explained. The right-hand bed has been newly planted with a weeping crab apple tree and a jasmine arch. A gravelled pathway on the right leads up the garden to a wildlife planting area, which also includes champagne rhubarb, and the shed. To the left of the bi-fold doors, a shaded gravel area is planted with hostas and ferns around a small Belfast sink pond. Beyond the garden lies paddock land, bringing a wonderful sense of space. A gate on the right-hand side of the garden gives a right of way across the neighbouring garden to the front of the property. Although there is no formal parking space with the property, there is ample parking on the road in front of the cottage and at the village hall with permission for the current vendor and the new purchaser.








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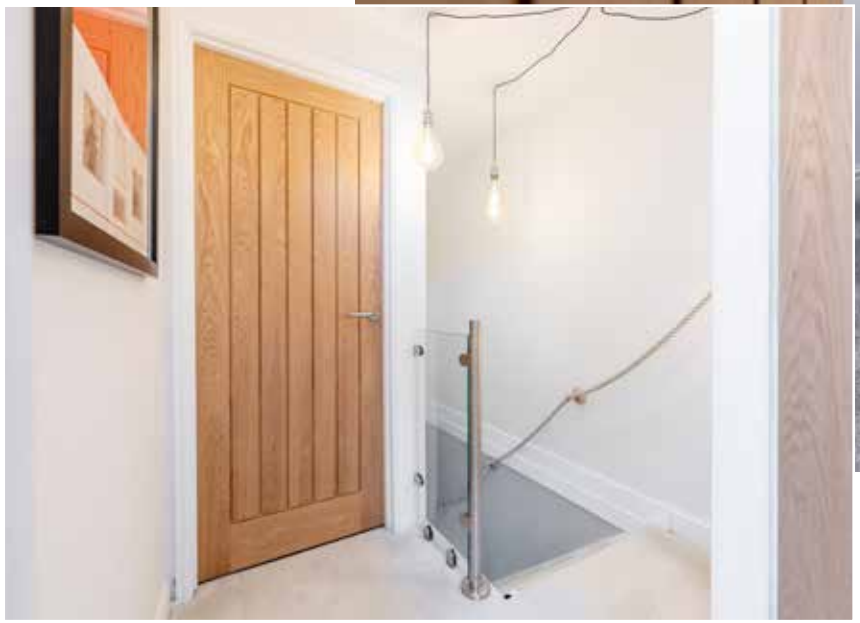




















INFORMATION



On The Doorstep

Set amid farmland in the heart of mid-Norfolk, Whissonsett is a friendly village with a strong sense of community. Alongside St Mary's Church, it has a village hall, playing field, play area and allotments. Around 3.5 miles away, The Brisley Bell was named overall Great British Pub of the Year at the 2021 Great British Pub Awards, also taking the award for Best Pub Garden. Families are well served for education, with schools in nearby Brisley, Colkirk and Fakenham as well as Litcham School, an all-through school for pupils aged 4 to 16 rated Good by Ofsted. The market town of Fakenham offers a wide range of shops and everyday amenities, a weekly Thursday market, The Gallow sports centre and Fakenham Racecourse, while Dereham provides further shopping and services. Further afield, Norwich was named overall UK winner in the Sunday Times Best Places to Live 2026, and the North Norfolk Coast, an Area of Outstanding Natural Beauty, is within easy reach for a day trip and renowned for its sandy beaches, bird reserves and sailing.

How Far Is It To?

Whissonsett lies approximately 5 miles south of Fakenham, while the market town of Dereham is around 9 miles to the south, giving access to the A47. The North Norfolk Coast is only 14 miles to the north, with Wells-next-the-Sea reached in around 26 minutes by car. The nearest mainline railway station is at King's Lynn, approximately 22 miles distant, with services to Cambridge and London King's Cross. The Cathedral City of Norwich is approximately 24 miles away, at around 47 minutes by car. Its mainline station offers regular services to London Liverpool Street, while Norwich International Airport serves a range of destinations, both direct and via Amsterdam Schiphol

Directions

From Fakenham, take the B1146 towards Dereham and after approximately 1.6 miles turn right onto Market Hill, then continue onto Church Road and Crown Road until the junction with Whissonsett Road. Turn left here and continue into Oxwick Road and then London Street where the property will be found on the left-hand side as identified by a Fine & Country For Sale Board.

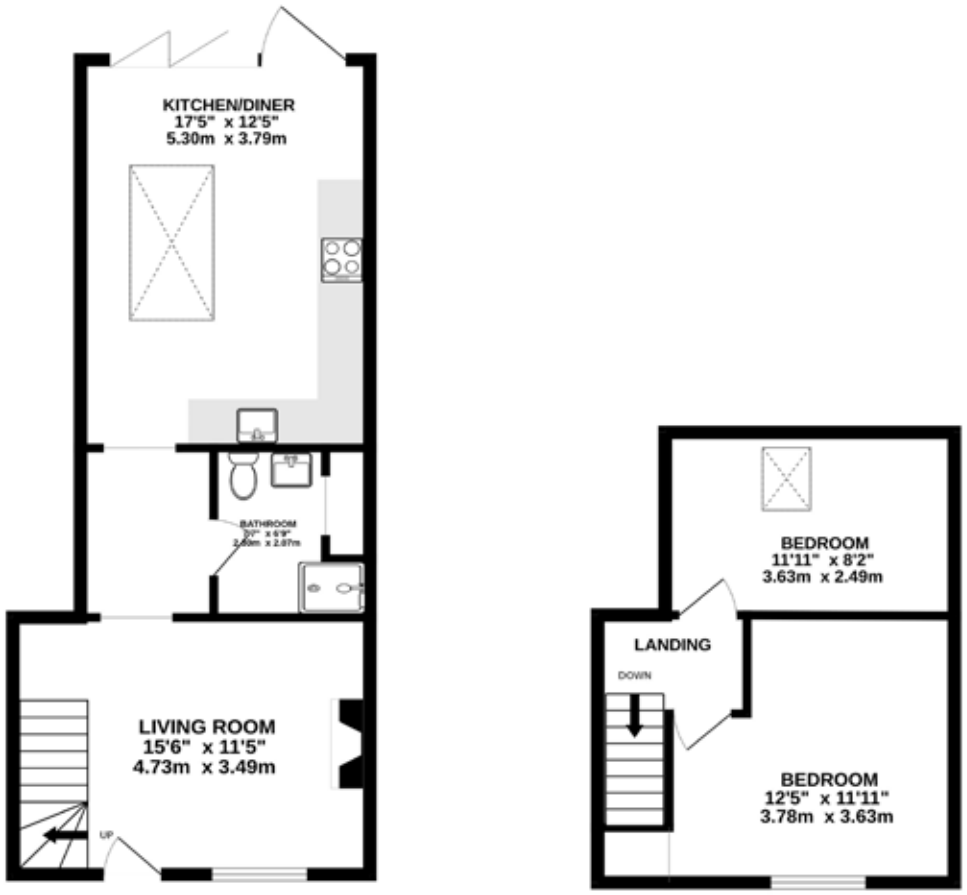
Services, District Council and Tenure

Oil-Fired Central Heating, Mains Water, Mains Electricity and Mains Drainage
Broadband Available - please see www.openreach.com/fibre-checker
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Breckland District Council – Council Tax Band: A
Freehold

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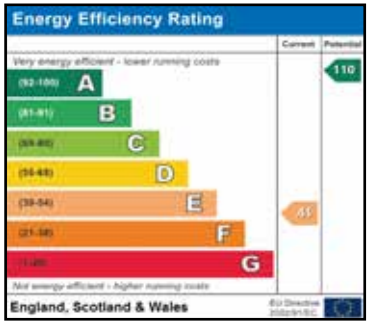
GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.

1ST FLOOR
287 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA : 771 sq.ft. (71.6 sq.m.) approx.

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