



## BRAMBLE COTTAGE

Southrepps, NR11 8NX

£350,000

Freehold



# BRAMBLE COTTAGE

2 Meadow Lane  
Southrepps  
NR11 8NX

- Charming character barn conversion
- Secluded village setting
- Three bedrooms & two reception rooms
- Feature fireplace with multi-fuel burner
- Exposed brick & flint character
- Two bathrooms
- Enclosed courtyard garden
- Off-road parking
- No onward chain









Set within a secluded development in the heart of the sought-after North Norfolk village of Southrepps, this charming barn conversion offers a wonderful combination of character, space & village living. Built by local master craftsmen, the property sits amongst a collection of high-end modern homes and character conversions, while Southrepps itself offers a peaceful rural setting within easy reach of the North Norfolk coast, with nearby Cromer, Mundesley & the surrounding countryside providing plenty to explore.

Inside, the character continues with exposed brick and flint, wooden flooring & a feature brick fireplace with multi-fuel burner creating a particularly welcoming focal point in the generous lounge. The dining room provides a versatile space for both everyday living and entertaining, with glazed doors opening into the kitchen, while the fitted Shaker-style kitchen is well equipped with integrated appliances. A ground floor shower room complements the accommodation, with three bedrooms arranged on the first floor alongside a family bathroom. The impressive principal bedroom is particularly generous & benefits from a double aspect, while its existing exposed flint panel offers the potential to divide the room and create further accommodation if required.

Outside, a low-maintenance enclosed courtyard garden provides a private setting for enjoying the warmer months, with established shrubs, flint walling, shingle, a stepping-stone path and picket fencing adding to its character. Gated access leads to off-road parking, while a timber shed provides useful storage. Offered with no onward chain, this is a beautifully proportioned home with a wonderfully secluded feel – equally suited to permanent living, a coastal retreat or a slower-paced escape to the North Norfolk countryside.







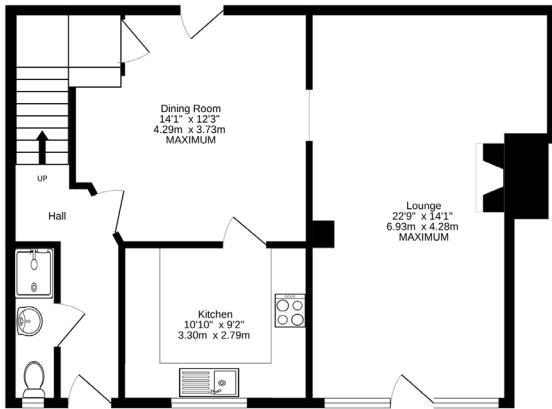




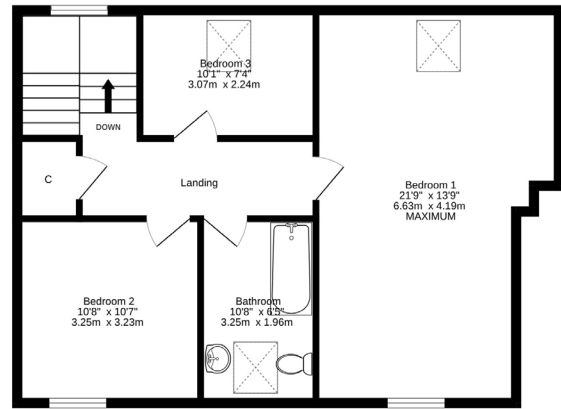




Ground Floor  
665 sq.ft. (61.8 sq.m.) approx.



1st Floor  
682 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA: 1346 sq.ft. (125.1 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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**Services connected:** Mains water, drainage & electricity. Electric central heating.

**Council Tax:** Band C.

**Energy Efficiency Rating:** E.

**Tenure:** Freehold.

**Location:** What3words – ///cookie.opponent.prominent

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