



THE STORY OF
Rose Cottage
Stody, Norfolk

SOWERBYS



THE STORY OF

Rose Cottage

Brinton Road, Stody,
Melton Constable, Norfolk
NR24 2ED

Handsome Detached Cottage in a
Rarely Available Location

Immaculately Presented Throughout,
with Timeless Norfolk Character

Generous Grounds Extending
to 0.75 acres (STMS)

Cosy Sitting Room with Log Burner

Beautiful Country Kitchen with
Handmade Cabinetry, Aga and Pantry

Elegant Formal Dining Room and Spacious
Garden Room with Roof Light

Three Bedrooms Including Two En-Suites

Principal Bedroom with Bespoke Fitted
Cabinetry and Concealed En-Suite

Detached Double Garage with Converted
Loft Space, Currently Used as a Gym

Annexe with Sitting Room, Double Bedroom
and En-Suite with Orchard Views

SOWERBYS HOLT OFFICE

01263 710777

holt@sowerbys.com





Rose Cottage is a quintessential Norfolk home, rich in character and traditional appeal, with a considered layout for modern living. Situated in a location where properties rarely come to market, the cottage enjoys exceptional kerb appeal, with its handsome exterior and established gardens creating an inviting first impression. Immaculately presented throughout, it offers timeless elegance and a warm, welcoming atmosphere.

The reception rooms provide a wonderful foundation to the accommodation. The cosy sitting room centres around a log burner, creating an inviting space to unwind, while a separate study offers an ideal setting for home working or quiet study. The formal dining room is perfectly suited to entertaining, family gatherings and evenings with friends.

At the heart of the home, the kitchen is a particularly charming feature, with timeless handmade cabinetry and a beautiful Aga. Rich in country-house character, it provides a welcoming space for everyday life, complemented by a useful pantry offering additional storage. A more recent addition, the generous garden room connects the house with its surroundings. Attractive garden views and a large roof light fill the space with natural light, creating a versatile area for relaxed living, entertaining or enjoying the changing seasons.

The first floor offers three bedrooms and three bathrooms, two of which are en suite. The principal bedroom is a particular highlight, featuring beautifully fitted cabinetry and a cleverly concealed en suite, discreetly revealed behind the wardrobe doors. This thoughtful detail combines understated ingenuity with timeless design.





Outside, the grounds are every bit as impressive as the house, extending to approximately three-quarters of an acre. A meandering driveway, flanked by mature cottage-style planting, leads to ample parking and garaging, creating a wonderful sense of privacy as the house emerges within its established setting.

The detached double garage provides excellent practical space, with a converted loft above currently used as a gym. This versatile area could also lend itself to a home office, studio or hobby room, subject to individual requirements.

Across the driveway, a detached annexe offers valuable independent accommodation, comprising a sitting room, double bedroom and en suite bathroom. Ideal for visiting family and friends, it provides a comfortable and private guest suite.

The gardens feature generous expanses of lawn, mature trees and established planting, complemented by a delightful collection of fruit trees. A well provides a practical means of watering the gardens, while beyond the grounds, undulating farmland creates a beautiful rural backdrop and enhances the sense of space.

Rose Cottage presents a rare opportunity to enjoy a quintessentially Norfolk lifestyle in a sought-after location. Combining period charm, immaculate presentation, versatile accommodation and beautifully established grounds, it offers a compelling balance of character and practicality.



Detached annexe offers excellent independent accommodation for family and friends.





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

Stody

A TRADITIONAL VILLAGE WITH PEACEFUL CHARM

Nestled in the heart of the North Norfolk countryside, Stody is a small and peaceful village near Melton Constable, surrounded by rolling farmland, open fields and picturesque rural landscapes. Offering a wonderfully tranquil setting, the village is ideally placed for enjoying the beauty of the Norfolk countryside, while remaining within easy reach of the coast and neighbouring market towns.

A short drive from Stody, Blakeney Quay is one of North Norfolk's most picturesque coastal spots, overlooking a beautiful tidal harbour and expansive salt marshes. Once a thriving medieval port, Blakeney is now a popular destination for sailing, crabbing and boat trips to Blakeney Point, renowned for its resident seal colony. With its charming coastal atmosphere, abundant wildlife and far-reaching views, the quay offers a wonderful opportunity to enjoy the natural beauty of the Norfolk coastline.

Just a few miles away, the market town of Holt is a thriving hub with a strong sense of community. Many local businesses support the 'Love Holt' initiative, which champions the town's vibrant mix of independent shops. Throughout the year, Holt hosts a variety of events, including the Holt Festival in summer and the much-loved 1940s Weekend, which transforms the town and its 'Poppy Line' heritage railway, running between Holt and Sheringham.

Life in Holt moves at a leisurely pace, with plenty of charming cafés and delis to enjoy. A standout is Byfords, believed to be the oldest house in town, now a well-loved deli, café, and guesthouse—the perfect spot to unwind and watch the world go by. On the town's edge, the prestigious Gresham's School continues its long tradition of academic excellence.



Note from Sowerbys



Ceiling of the Garden Room

“Rich in traditional country-house character, it offers a warm and welcoming space for everyday life.”



SERVICES CONNECTED

Mains water and electricity. Oil fired central heating. Private drainage.

COUNCIL TAX

Band F, with the annexe in band A.

ENERGY EFFICIENCY RATING

D. Ref - 9300-2922-2600-2396-8781

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: ///hence.glove.relishes

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

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

