



THE STORY OF
Rose Cottage

Stibbard, Norfolk

SOWERBYS

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Rose Cottage

Wood Norton Road, Stibbard,
NR21 0EY

Beautifully Restored, Detached Period Cottage

Modernised Kitchen

Cosy Sitting Room with Wood-Burning Stove

Dining Room

Study/Snug

Three Bedrooms to First Floor

Family Bathroom

Landscaped Gardens

Close to Town and Coast

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“Sit by the fire and bask in the field views.”

Travelling through the heart of the Norfolk landscape, a peaceful country road runs from the village and it is here you will find ‘Rose Cottage’.

Just beyond the picket gate, ‘Rose Cottage’ rests comfortably in its plot. Having been beautifully and lovingly modernised and refurbished throughout, the current owners have created a delightful layout of its accommodation.

Whether you are looking for a lock up and leave bolt hole, holiday let, or a main home, this property fits all of the remits.

The kitchen with its clean lines, high gloss units, metro tiling, and breakfast bar overlooking the rear garden, has been designed to flow into the sitting and dining room spaces. You can imagine cosying up by the fireside, with the wood-burning stove lit, on those chilly nights, amidst the beams, exposed timbers, ledge and brace latched doors and subtle lighting.

Life here could mean tranquillity, a sanctuary away from the hustle and bustle.



There is an abundance of opportunity at Rose Cottage, particularly if you are looking for ground floor living. Whilst remote working has become more popular, the snug could easily adapt to a cosy study. Alternatively, it could be utilised as a ground floor bedroom if needed, with a walk-in shower room and separate WC adjacent to the room.

Furthermore, the three bedrooms upstairs are served by the modernised bathroom, and storage has been carefully taken into consideration.



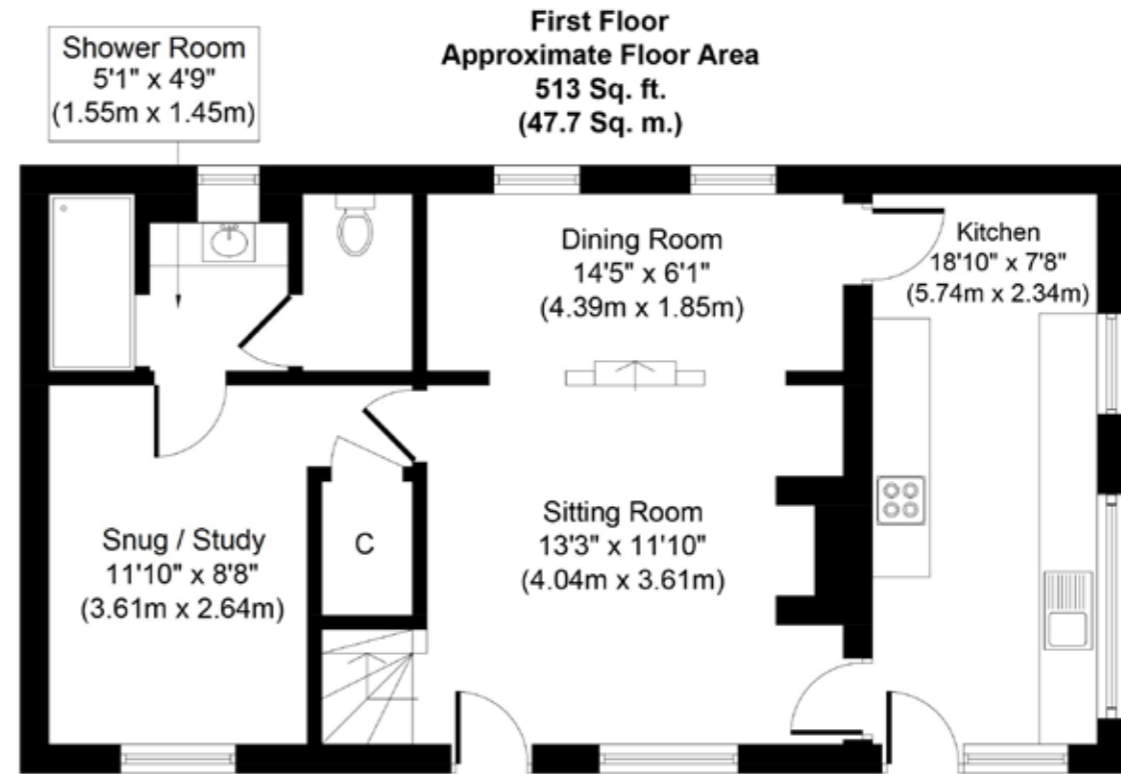
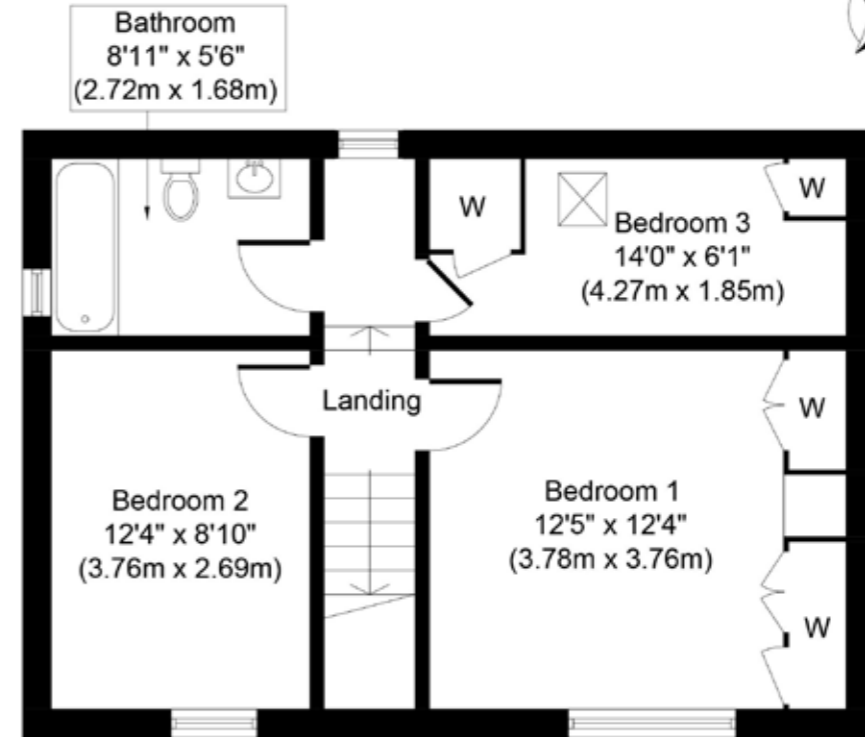


The attention to detail hasn't been lost on the outside, with a mainly lawned and walled rear garden, overlooking fields, more reason to stand or sit still.

Our vendors have been meticulous in their renovation of 'Rose Cottage' creating and restoring the character in this pretty property. There is much to be discovered and enjoyed by the next custodian.



“Rose Cottage is in a perfect location, overlooking the open countryside.”



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.

ALL THE REASONS



Stibbard

IN NORFOLK
IS THE PLACE TO CALL HOME



A popular rural village, Stibbard is situated on the Norwich side of Fakenham.

The village has a primary school and church. A local pub and Thai Restaurant, The Ordnance Arms, is less than two miles away, nestled between Stibbard and Guist.

The village hall is at the heart of the community and hosts various clubs and events such as craft groups, folk dancing, coffee mornings, games nights and a community shop.

Stibbard is within easy reach of the historic market town of Fakenham which is often called the Gateway to the north Norfolk

coast as it's well positioned for the coast and other local attractions such as Pensthorpe Waterfowl Park and Fakenham Racecourse.

Also within easy reach of Fakenham are Holkham Hall, Sandringham and the Thursford Collection of steam engines and funfair rides with its wonderful Christmas Spectacular Show - the largest of its kind in England. There are plenty of places to eat in the town including pubs, cafes and restaurants, as well as a four screen cinema and the Gallows Sports Centre with golf, squash, tennis, archery, rifle shooting and bowls.

Rail access is via King's Lynn (20 miles) or Norwich (25 miles). Norwich International Airport is rapidly becoming a major feeder airport for worldwide travel via Schiphol.



Note from Sowerbys



Wells-next-the-Sea

“The beautiful north Norfolk coast isn't far away from this quintessential country cottage.”

SOWERBYS



SERVICES CONNECTED

Mains water and electricity. Septic tank drainage. Heating via electric radiators, installed in 2017.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 9488-2075-7223-1517-4900

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: ///////////////times.quiz.rivals

AGENT'S NOTE

The off road parking area and access rights to the septic tank are covered by insurance policies in perpetuity.

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.

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