



THE STORY OF

# White Cottage

*Great Plumstead, Norfolk*

SOWERBYS



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# White Cottage

Hare Road, Great Plumstead, Norfolk  
NR13 5DD

Quintessential Period Cottage  
Wonderfully Presented Throughout  
Beautiful Wrap-Around Garden  
Two Double Bedrooms  
Versatile Accommodation  
Off-Road Parking  
Highly Desirable Village Location  
Selection of Outbuildings

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“I have made so much use of the cosy open fireplace in the winter months. It’s looked great for effect at Christmas too.”

Nestled within an enchanting and lovingly tended garden plot, this quintessential detached cottage boasts all the character one could hope for from a period home set within a highly sought-after village location. This charming home enjoys a deceptively versatile layout, making it an idyllic window into a simpler way of life, yet retaining the ability to accompany the ever-changing demands of a modern lifestyle.

Entered via the delightful sun room, the warm embrace of White Cottage is immediately evident with reams of natural light and panelled vaulted ceilings.

The kitchen equally enjoys a vast amount of natural light for a cottage with much character and features two large runs of elegant cabinetry. The nearby utility compliments the kitchen perfectly whilst the central sitting room serves as the mainstay for the well-balanced ground floor - complete with the cosy feature fireplace.

An excellent addition to the ground floor accommodation is the double bedrooms found off the living room; an invaluable space to introduce all important versatility to the property.





“I’ve enjoyed White Cottage for more than 26 years and had a single-storey extension built.”







The first floor is home to the principal bedroom, enjoying generous ceiling heights and views of the garden, whilst the other side of the landing houses the elegant, fully tiled family bathroom.

Amongst the finest features of White Cottage is the enchanting plot in which it sits. A fully wrap-around garden has been lovingly tended by the current owners and now provides an oasis of calm and privacy to enjoy the all-day sunshine over the multiple sun terraces with friends and family as well as while away some fulfilling time, getting stuck in to the plethora of well-stocked and thriving flower beds.

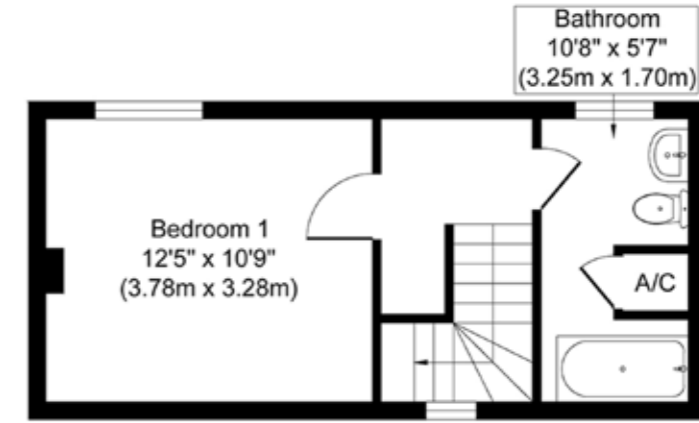


“This has been a peaceful, characterful haven.”

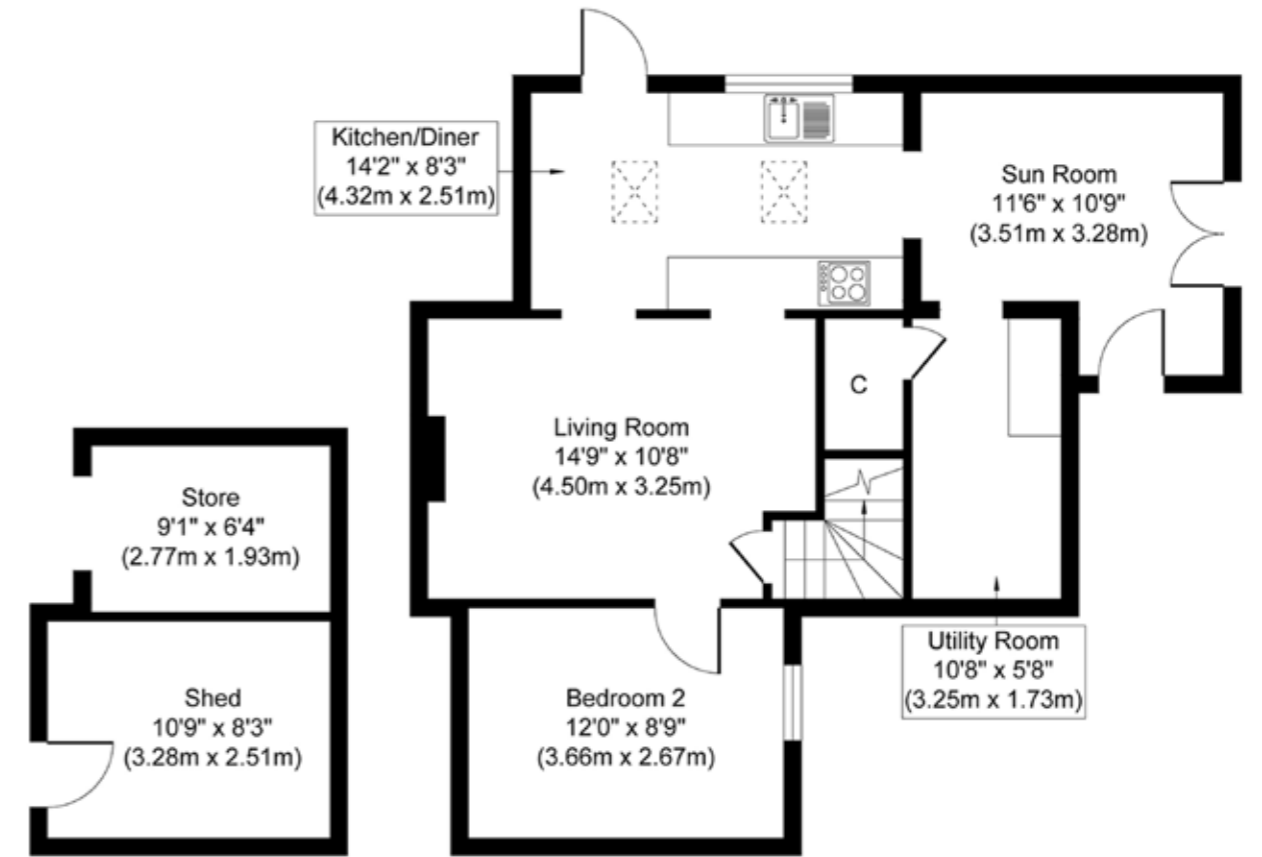
Beyond a gate at the top of the garden you will find the off-road parking whilst, tucked at the bottom of the garden, two substantial outbuildings provide valuable storage space.







**First Floor**  
Approximate Floor Area  
262 sq. ft  
(24.34 sq. m)



**Outbuilding**  
Approximate Floor Area  
149 sq. ft  
(13.84 sq. m)

**Ground Floor**  
Approximate Floor Area  
605 sq. ft  
(56.20 sq. m)

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

# Great Plumstead

IN NORFOLK  
IS THE PLACE TO CALL HOME



A charming village, Great Plumstead is situated just a few miles east of the city of Norwich.

This small and tight-knit village dates back to the Anglo-Saxon era, and there are several historic buildings and landmarks to be found here, including the beautiful St Mary's Church - built in the 13th century. Take a stroll around the church and appreciate the architecture and the history it represents.

Surrounded by some beautiful countryside, there are plenty of opportunities for outdoor activities such as walking, cycling, and fishing. It is only a short distance to Little Plumstead too, so you may start your walk or cycle with a treat from The Walled Garden, a community shop and cafe.

If you're feeling adventurous, take a hike along the Boudicca Way. This long-distance footpath runs through Great Plumstead and offers stunning views of the Norfolk

countryside. Follow the way markers and enjoy the fresh air and exercise.

The village is also located near several of parts of The Norfolk Broads, with Salhouse Broad and Ranworth Broad within easy reach. Rent a boat or bring your own, and explore the waterways at your own pace.

The cathedral city of Norwich also only a few miles away, with plenty of attractions. Visit Norwich Castle, explore the cathedral, or stroll through the markets. With its rich history, modern amenities, main line train services and airport, Norwich has something for everyone.

A delightful village which offers visitors a glimpse into the rich history and natural beauty of this part of England. Whether you are interested in exploring the local landmarks and historic buildings, or simply want to soak up the tranquil atmosphere of this charming community, Great Plumstead is a wonderful destination that is sure to leave a lasting impression.



Note from the Vendor



“It’s easy to enjoy the outdoors in privacy, soaking up the sun traps on the patio and in the garden.”

THE VENDOR



## SERVICES CONNECTED

Mains water, electricity and mains drainage.  
Heating via electric storage heaters and an open fire.

## COUNCIL TAX

Band B.

## ENERGY EFFICIENCY RATING

F. Ref:- 8463-7426-4450-1928-2922

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: ///gently.oven.press

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# SOWERBYS



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