



THE STORY OF

Holly Cottage

Bradenham, Norfolk

SOWERBYS

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Holly Cottage

33 School Road, Bradenham,
IP25 7QU

Charming and Versatile Cottage in the
Picturesque Village of Bradenham

Divided into Two Distinct Areas, Perfect for a Large Family

Spacious Kitchen/Breakfast Room
with Exposed Brick Wall

Sumptuous Sitting Room with Exposed
Beams and Feature Fireplace

Generous Formal Dining Room and a Cosy Snug

Four Inviting Bedrooms, Including the Principal
Bedroom with Study Area and Stunning Views

One Bedroom Self-Contained Annexe with
Fitted Kitchen, Sitting Room and Bathroom

Vast Driveway with Triple Garage

Expansive Garden, Bordered by a Natural Stream

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“It’s a lovely space, both inside and out.”

Nestled in the picturesque village of Bradenham, this enchanting cottage radiates charm and offers a versatile living space which effortlessly blends tradition with modern comfort. With its generous proportions and multiple access points, this property is perfect for those with a large family, or those that are looking for place that suits a multi-generational household .

Step inside and discover a delightful blend of character features and

contemporary touches. The utility room, complete with a butler sink, acts as a welcoming entrance, dividing the house into two distinct areas - the main residence and the annexe.

The spacious kitchen/breakfast room features an exposed brick wall. A large table comfortably accommodates six or more guests, while a discreet pantry and period-tiled floor add to the charm.



The main living room exudes allure with exposed beams and a feature fireplace, offering a cosy retreat.

Additional highlights include a beautiful ground floor shower room, a sizable formal dining room, and a snug, providing ample space for relaxation and entertainment.

“Retreat to the sitting room and listen to the crackle of the log-burner.”





Upstairs, the cottage reveals four inviting bedrooms, two of which offer fitted wardrobes. The principal bedroom enjoys captivating views and features a separate study area, which could easily be transformed into a dressing room.

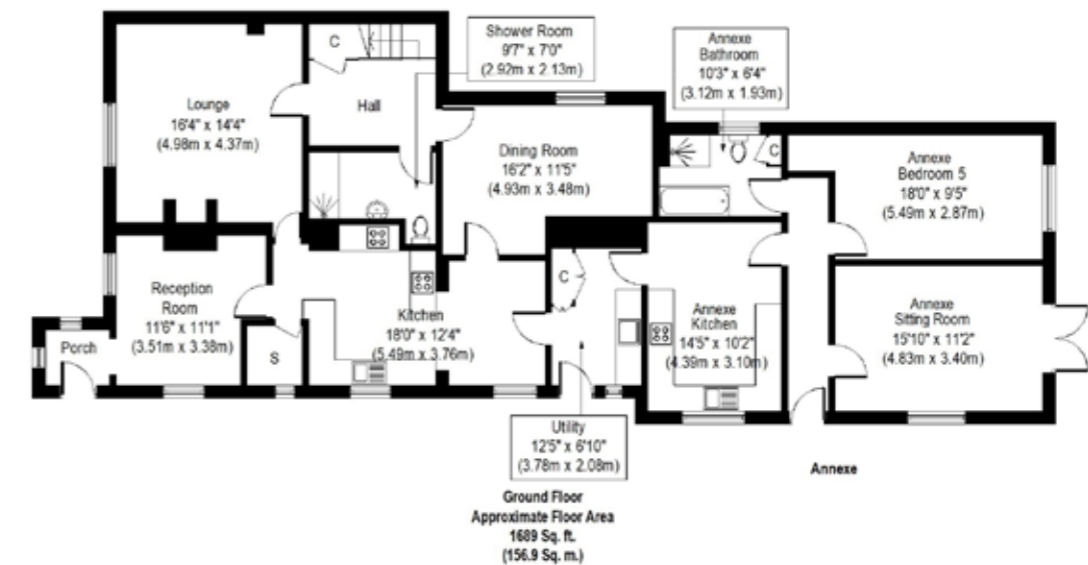
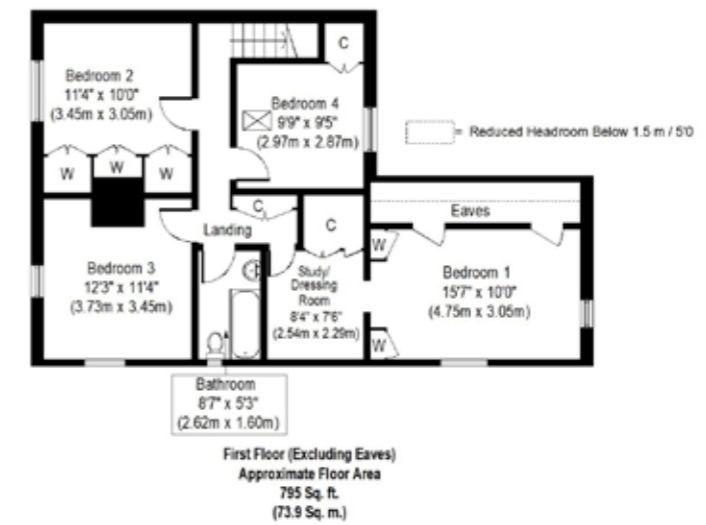
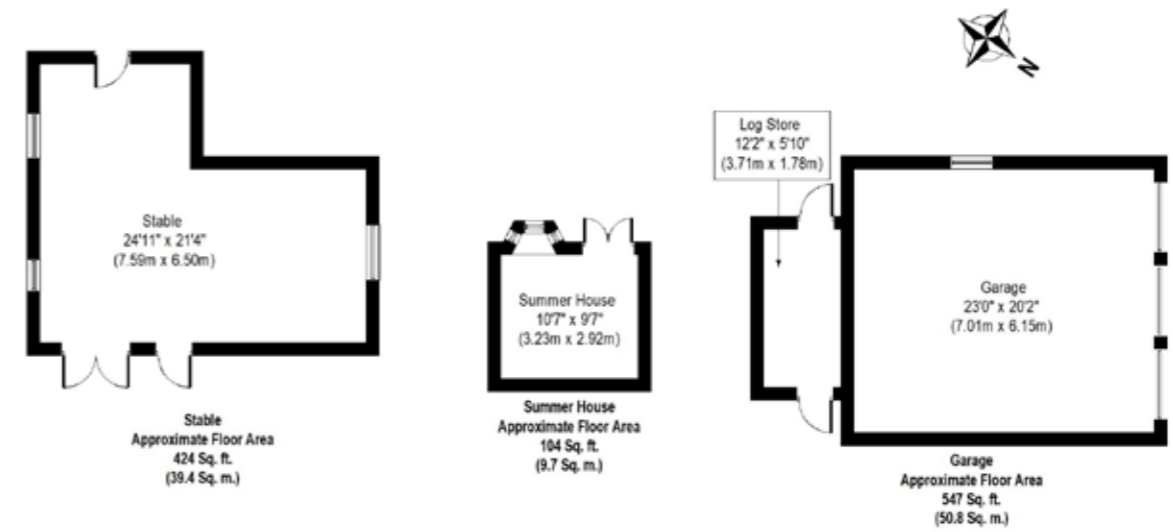
The one bedroom self-contained annexe forms a single-storey wing of the cottage, complete with a well-appointed kitchen/breakfast room, sitting room, and a bathroom with a shower cubicle. French doors open to a delightful private garden with stunning views, while a separate entrance adds convenience, making it perfect for guests or multi-generational living.



The outdoor space is equally captivating, with a vast driveway leading to a triple garage, equipped with electricity. The expansive garden features a stable block, summerhouse, greenhouse, and gazebo, enhanced by a natural stream that forms a tranquil boundary.

“We’ve lived here for 42 years and have extended the home to accommodate multiple generations of our family.”

Enjoy uninterrupted rural views and a profound sense of privacy in this remarkable and versatile home.



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.

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ALL THE REASONS

Bradenham

IN NORFOLK
IS THE PLACE TO CALL HOME



A large village green houses a children's play area and hosts a very active and well-known cricket club

in addition to bowls and a football club. Bradenham is very much a desirable location for people of all ages.

The River Yare rises to the east of Bradenham and flows to the east, and the River Wissey rises in the village and flows to the west.

Just over six miles away, in the heart of the county, Dereham is a classic market town and an architectural haven with plenty of Georgian gems set on generous plots, blended with more recent developments.

The town's recorded history dates back to 645AD when a monastery was founded by St Withburga and the town is said to derive its name from a miracle by the saint. Today, a twice weekly market, on Tuesdays and Fridays, along with a strong cohort of independent and specialist shops and free parking make the town a fabulous place for an afternoon spent browsing.

Look out for the town's other historic landmarks, which include the Mid-Norfolk Railway, a heritage line which runs 1950s railcars to Wymondham Abbey, Dereham Windmill, a Grade II listed building which was saved from the brink of destruction, and Bishop Bonner's Cottage, established in 1502 and believed to be the oldest building in town.

Heritage buffs are spoilt for choice with living museum Gressenhall Farm and Workhouse just a few minutes out of town, or step back in time and adventure at Castle Acre Castle and Priory, an 11th century monastic site, and National Trust property Oxburgh Hall, which is half an hour's drive away.

When you've worked up an appetite exploring, Dereham is home to one of Norfolk's best pubs, The Brisley Bell, which has a first-rate menu and a warm welcome which has earned it multiple awards. With good local schools, a leisure centre and golf course, Dereham and its surrounding villages are a fantastic spot to enjoy the best of Norfolk country living with easy commuting access to Norwich and the coast at Wells-next-the-Sea, just 22 miles away. Come discover a Norfolk gem.



Note from the Vendor



Field Views

“There are lots of beautiful walks around the village and the community is great, with lots of clubs and activities available.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via oil fired central heating. High-speed broadband services to both sections of the property.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 2441-8324-9219-1831-6170

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.strike.froth

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SOWERBYS



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