



THE STORY OF

Cobble Cottage

Brisley, Norfolk

SOWERBYS

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Cobble Cottage

School Road, Brisley,
Norfolk, NR20 5LH-



Detached Brick and Flint Cottage

Four Generously Sized Bedrooms

Family Bathroom and En-Suite Shower
Room to the Principal Bedroom

172 Kitchen/Dining Room

Cosy Sitting Room with Log-Burner

Off Road Parking and Brick Built Garage

Located in the Extremely Popular Village of Brisley



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“... doors open to the garden, allowing for a seamless connection...”

Cobble Cottage, situated on the outskirts of the sought-after village of Brisley, is a charming, detached home constructed in 2010, offering a convenient proximity to the popular Brisley Bell.

Upon entering through the front door, you step into a warm and inviting hallway. To the left, a cosy sitting room awaits, complete with a log-burner and double doors leading to the garden patio, creating a light and airy ambiance throughout the year.

The ground floor boasts a spacious kitchen/dining room and a convenient

downstairs WC/utility room. The U-shaped kitchen exudes character with ample storage space, and the strategically placed sink offers a view of the front of the property. Double doors open to the garden, allowing for a seamless connection to the outdoors during the summer months.

Ascending to the first floor, you'll find four generously proportioned bedrooms and a family bathroom. The principal bedroom is a standout feature, offering a private en-suite and balcony. Each room is bathed in natural light and provides delightful views year-round.





Externally, the property includes a brick-built single garage with power and ample parking on the shingled driveway for multiple cars. The rear of the property features a delightful English cottage garden, offering secluded corners to enjoy the sun throughout the day.





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

Brisley

IN NORFOLK
IS THE PLACE TO CALL HOME



Brisley is a beautiful and unspoilt village situated between the two market towns of Fakenham and

Dereham which offer an excellent selection of supermarkets, shops and schooling. Brisley is well known for its surrounding countryside and the renovated award winning Brisley Bell Inn which has a first-rate menu and a warm welcome which has earned it multiple awards.

Brisley has a village hall and a well-respected Primary School and is also in the catchment area of Litcham High School which is one of the best Secondary Schools in the area. The common is owned by the village and is one of the largest in the UK, stretching to over 200 acres and includes the active village cricket ground with men's and women's teams. In recent years an area of amenity land has been transformed to create a woodland of native British trees to celebrate Queen Elizabeth's

Diamond Jubilee, desirable allotment plots, a children's play area, football pitch and fitness trail. The area is a delight for residents and visitors to use for walks and picnics.

Nestled in the Brecklands, in the heart of the county, Dereham is a classic country market town and an architectural haven with plenty of Georgian gems set on generous plots, blended with more recent developments.

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.

Within Fakenham there are plenty of places to eat in including pubs, cafés and restaurants, as well as a four screen cinema, garden centre and the Gallows Sports Centre with golf, squash, tennis, archery, rifle shooting and bowls.



Note from Sowerbys



“The property is conveniently located near the renowned Brisley Bell pub, a charming establishment well-celebrated throughout Norfolk. It is a highly recommended dining destination.”

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SERVICES CONNECTED

Mains water and electricity. Oil fired central heating. Drainage via septic tank.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 0470-3931-2209-0467-8204

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

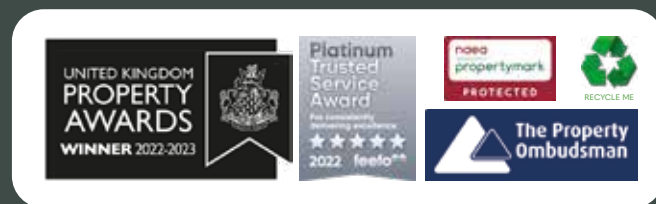
Freehold.

LOCATION

What3words: ///living.passion.width

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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