



Cobbles Broom Green Road, North Elmham

Dereham



Guide Price £400,000  
Minors & Brady



# Cobbles Broom Green Road

North Elmham, Dereham

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- Over 200 years of character and charm with historic features throughout
- Traditional brick and flint construction under a classic pantiled roof
- Stunning sweeping views over open countryside from the prime roadside setting
- Flexible accommodation with three spacious bedrooms including one on the ground floor
- Quiet rural hamlet with easy access to local amenities and excellent transport links
- Two wood burners providing warmth and a cosy atmosphere in key rooms
- High-ceilinged kitchen with exposed brick feature wall, pamment flooring and Traditional Rayburn
- Beautiful conservatory with stable door offering a seamless connection to the garden
- Generous one-fifth acre garden (stms) with mature planting, lawned areas, and room for outdoor dining



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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F



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# Cobbles Broom Green Road

North Elmham, Dereham

Guide Price: £400,000 - £425,000. Character at every turn, this exceptional detached cottage, dating back over 200 years, is a true celebration of charm and individuality. Placed in a peaceful rural hamlet, it enjoys a prime roadside setting with sweeping views over open countryside. Constructed from traditional brick and flint under a classic pantiled roof, the property has been carefully modernised while retaining its period allure, offering a unique blend of historic charm and modern comfort. With generous proportions throughout, the home is perfectly suited for those who appreciate a distinctive and character-filled living space.

## The Location

Broom Green Road is located in a small hamlet just outside the village of North Elmham, Norfolk, offering a peaceful rural setting while remaining close to local amenities. The property enjoys a quiet position, just a short distance from the village, where you'll find a local shop and two welcoming pubs, The Kings Arms and The Railway Tavern. North Elmham also has three active community centers hosting a variety of activities, including afternoon teas and Brownies, fostering a strong sense of community.

Surrounded by stunning countryside, this location is ideal for nature enthusiasts, with beautiful walking and cycling routes to explore. Despite its tranquil setting, the property benefits from excellent transport links, with easy access to the A47. The towns of Dereham and Fakenham are equidistant, offering a wider range of amenities, schools, and leisure facilities. This balance of rural charm, community spirit, and accessibility makes Broom Green Road a wonderful place to call home.

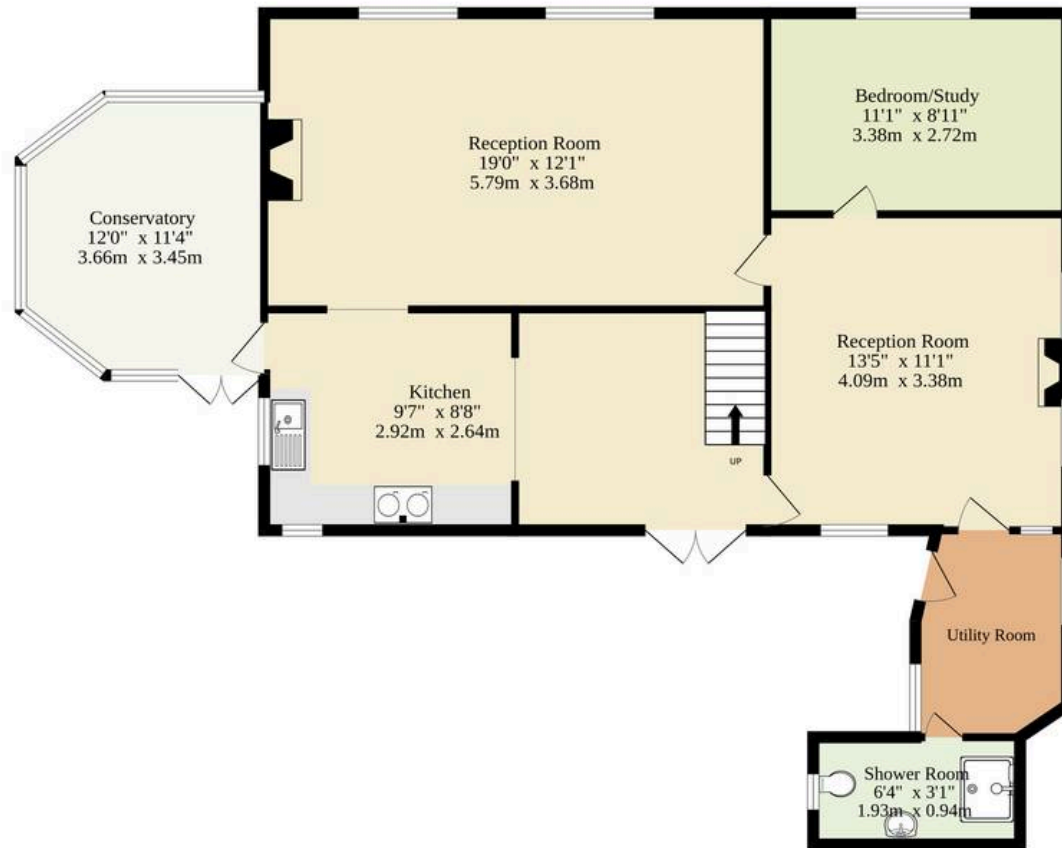
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The accommodation extends to approximately 1,325 sq. ft., arranged across two floors, with a flexible layout that includes

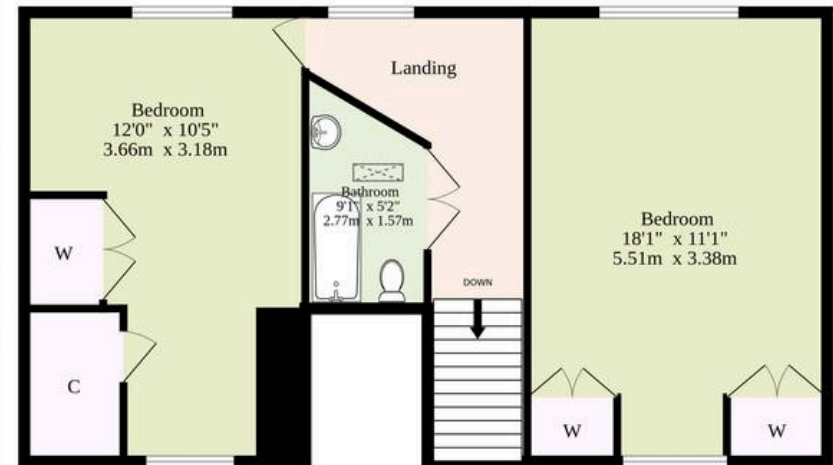




**Ground Floor**  
860 sq.ft. (79.9 sq.m.) approx.



**1st Floor**  
465 sq.ft. (43.2 sq.m.) approx.



**TOTAL FLOOR AREA : 1325 sq.ft. (123.1 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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