



Rose Cottage
School Road | Brisley | Norfolk | NR20 5LH

THATCHED TREASURE



With a setting in the heart of the picturesque and immensely popular village of Brisley, this period charming 'Chocolate Box' cottage with its thatched roof combines timeless character with versatile family living. All within easy reach of the North Norfolk coast and local bustling market towns. Surrounded by beautifully landscaped gardens through which a stream runs and offering far-reaching countryside views, this delightful three-bedroom cottage is the perfect rural haven.



KEY FEATURES

- A Delightful Detached Grade II Listed Cottage in the Village of Brisley
- Planning Permission has been Granted for Further Additions
- Three Well-Proportioned Bedrooms and a Family Bathroom
- Spacious Kitchen with Garden Views and Separate Utility Room
- Two Reception Rooms plus a Large Main Reception Hall
- Amazing Period Features Internally
- The Grounds extend to approximately 0.5 of an acres (stms)
- Double Garage with Storeroom, and Ample Parking on Driveway
- The Accommodation extends to 2,131sq.ft
- No EPC Required

A superb blend of history, privacy and functionality – all in an authentic Norfolk village setting. Its exceptional gardens, flexible family spaces and immediate access to idyllic walks and lively communities make this property a rare and appealing find for a range of purchasers seeking the very best of country living.

Perfect Village Setting

Rose Cottage bears the hallmarks of classic Norfolk architecture; its exposed beam ceilings, leaded light windows and inglenook fireplace evoke a genuine sense of history. The owner who purchased the property in 2019, reflected, “We were looking for somewhere quiet and located in a village with nearby walks and a pub – Brisley filled all those requirements.” As they pointed out, it truly is a quiet and peaceful area as School Road is “access only”, with no through traffic allowed. And the cottage is also set well back from this road amid walled and hedged boundaries, affording both privacy and a welcoming approach. “We liked the fact that it had such a large garden and also a working well! And there was also the benefit that a good primary school is located just over the road which was perfect for our child who was five years old when we moved in. It’s probably the oldest property in the village, dating back to around 1670,” the owner explained. The cottage’s construction is of timber-framed wattle and daub, with brick gable ends and the traditional Norfolk reed thatch. Part of the Elmham estate, the cottage was originally a smallholding standing on approximately three acres but was subsequently divided into two dwellings in the 18th century and, in 1897, the cottage was sold by the estate of Lord Sondes as a single residence. Having passed through several owners, in 1975 the cottage was fully restored and modernised and, in 1979, a single-storey extension was added to the south end. And the large detached garage was also a later addition.

Original Features

The owner has several historic pictures from the previous inhabitants showing how the property has developed over the decades. “There is a wonderful open fire in the living room, and inglenook fireplaces in both the hall and dining room. We also have exposed floorboards which are believed to be original to the property and date from when it was two small cottages – they are extremely old and also extremely wide. And we have exposed hard oak beams and building structures, with various other features around the place including meat hanging hooks.”





KEY FEATURES

Improvements

The current owner has thoughtfully enhanced this period home during their tenure to blend traditional charm with modern convenience while retaining its original character. The kitchen was recently updated to include a built-in dishwasher and microwave, a range and a fridge freezer, with new lighting also installed including LED up and downlighters. The property has had a new sewage plant system installed, and there is a new underground broadband fibre duct and connection to the property. These enhancements have been made with care and aim to respect the property's heritage while adding contemporary comforts. The improvements certainly do not end with the interior of the house as the garage has been re-rendered with a new electrical power supply and new doors, and exterior lights installed in the front and rear gardens, and also reconstruction of the well just outside the front door. New slabs have been laid for the outside paths and around the front door area.

Gardens & Outdoor Living

The property stands on a plot approaching half an acre, with its well-stocked garden backing onto open farmland. The driveway – part shingled and part paved – provides ample off-road parking and leads to a double garage which is currently used as a fully-fitted workshop, with a shed to the rear for garden tools, and a log store and some further storage to the side. The garden is the ideal place for relaxing or watching sunsets over the open fields and comprises three separate lawns with established beds and a variety of fruit trees. "The stream dividing the rear garden is a nice feature and we have a plethora of fruit trees including apple, apricot, pear and plum," the owner commented. And there is even a fully functioning water well. "We are treated to an abundance of wildlife, with frequent visitors to the garden being deer of all sizes, both large and small!" the owner said.

Future Possibilities

There is plenty of scope for further development of the cottage if a new owner wishes as planning permission has been granted for several additions. The first is an extension to the rear of the property to provide a downstairs shower room, and kitchen/diner and sunroom. The second potential enhancement is an extension of the garage to the south to provide a double car port. The existing garage would become a dedicated workshop (as it is being used at present) with a hall porch area giving access to the extensive office/studio above. The space above the garage and car port would have dormer windows and accommodate a WC/washing facility. The south facing roof has been designed to receive solar panels and is inclined to extract the maximum efficiency from these. This studio area above the garage would be perfect for the operation of a holiday let or for a granny annexe, if either is required in the future. The final area of planning obtained is for the provision of a large shed to the rear and south west of the garden. With both water and electrical supplies, this could be utilised as a studio/workshop but would suit other purposes. Again, the roof is designed with an optimum incline for solar panel installation.





















INFORMATION



On The Doorstep

Located on the B1145, Brisley is a sought-after Norfolk village well known for its sense of community and historic charm. It benefits from a Primary School and excellent access to local amenities and recreational opportunities, many of which are publicised in the Upper Wensum Diary, the local parish magazine. There are numerous various village events throughout the year, and a cricket club which has regular matches during the season before retiring to the Brisley Bell pub, which was recently awarded pub of the year in the UK and is undoubtedly a real asset and central attraction of the village. There are regular bus services to all the nearby towns and villages, together with a route into Norwich city centre. The surrounding countryside provides a network of scenic footpaths and bridleways, popular with walkers, cyclists and horse riders enjoying the tranquil rural setting. When the amenities of a town are required, there are a wealth of facilities at both Fakenham and Dereham." The former provides a variety of independent shops, cafes, a cinema, a garden centre, a weekly market contributing to its lively community spirit, and also the acclaimed Fakenham Racecourse, which hosts regular horse racing and events throughout the year. Dereham also offers a broad range of amenities including a variety of shops and several supermarkets, secondary education, and Dereham Leisure Centre, which incorporates a full gymnasium, modern pool and indoor bowls.

How Far Is It To?

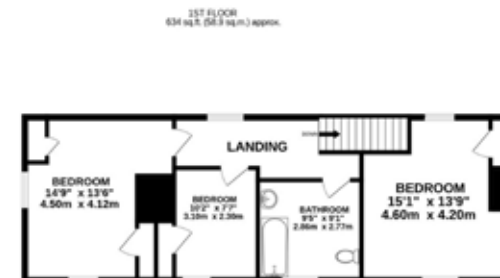
The property's location offers convenient access to several key towns and amenities, with good road connections via the B1146 and nearby A47. Fakenham lies approximately 6 miles to the north, while Norwich is about 26 miles to the south-east, boasting extensive cultural and commercial opportunities as well as a mainline railway station with direct services to London. Dereham is situated roughly 8 miles to the south, and the celebrated North Norfolk coastline, including destinations such as Wells-next-the-Sea, is approximately 15 miles to the north-west.

Directions

From Fakenham, take the B1146 Dereham Road south. Follow the road for six miles until School Road branches to the left. Rose Cottage is found a short distance further along on the left-hand side, clearly identified by a Fine & Country For Sale sign.

Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via Sewage Treatment Plant
Fibre to Property Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
Breckland District Council - Council Tax Band E
Freehold



TOTAL FLOOR AREA : 2131 sq.ft. (197.9 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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Fine & Country Fakenham
1 Bridge Street, Fakenham, NR21 9AG
01328 854190 | fakenham@fineandcountry.com

