



The Cottage
Guist Bottom Road | Stibbard | Norfolk | NR21 0AQ

FINE & COUNTRY

NORFOLK COTTAGE CHARM



Tucked away behind mature hedging in the peaceful village of Stibbard, this detached period cottage offers an appealing blend of character detail, flexible living space and generous gardens that wrap around the house. Set within grounds that feel wonderfully private yet remain within easy reach of Fakenham and the North Norfolk coast, the property combines exposed beams, cottage windows and a welcoming layout with the practicality of a sizeable kitchen, two reception rooms, a garage and driveway parking. With scope for a buyer to personalise further and enjoy the established gardens and open aspect, the property presents an ideal opportunity for those seeking a tranquil home in a convenient rural setting.



KEY FEATURES

- A Detached Character Cottage in the Quiet Village Setting of Stibbard
- Two First Floor Double Bedrooms and Ground Floor Family Bathroom
- Two Reception Rooms with Exposed Beams
- Generous Kitchen with Adjacent Utility/Boot Room
- Two Garden Sheds and Secluded Patio Seating Area
- Mature Wraparound Gardens with Shrubs, Apple Trees and Hedging
- Attached Single Garage and Shingled Driveway Approach with Parking for Several Vehicles
- Within Easy Reach of Fakenham and North Norfolk Coast
- The Accommodation extends to 955sq.ft
- Energy Rating: E

An opportunity to secure a well proportioned Norfolk cottage on a generous plot, already improved yet still offering space and potential for a purchaser to tailor the accommodation and gardens to individual taste.

Immediate Attraction

"When I first saw The Cottage in 2004, I fell immediately in love with it – it smiled at me!" the owner said when recalling what first attracted them to the house. "The sales process went to sealed bids and I was the lucky buyer," they explained. It had been home to an ex-postmaster who spent his latter years principally in one downstairs room huddled around a Rayburn with no central heating. Built in traditional style with brick and rendered elevations beneath tiled roofs, the cottage forms part of a small ribbon of individual homes along Guist Bottom Road on the edge of Stibbard, a rural village surrounded by gently undulating farmland. The owner mentioned having been told that a one-up, one-down cottage once stood at the front of the garden where an elderly lady lived and sold liqueur to villagers, a detail that hints at the property's long established role in village life.

Labour of Love

"Unfortunately, it was in a very poor state," the owner explained, describing how an extensive programme of renovation followed. Their father took care of much of the work, which included installing heating, removing the chimney breast where the Rayburn had stood, lowering the floor in the dining room, extending the kitchen and moving the bathroom to create a more practical layout for modern living. The original very rickety steep staircase was removed and replaced with the bespoke open tread stair now rising from the main living room, made by the owner's son using timber sourced by the owner's father, giving the cottage a unique focal point that speaks to its family story. At a later stage, most of the windows were replaced with UPVC units and the porch and front door were renewed, improving comfort while retaining the traditional appearance.





KEY FEATURES

So Much To Offer

"I would say that The Cottage is quite unique and quite quirky inside with uneven old floors in the bedrooms, it is still full of beautiful old charm, not huge but comfortable," the owner explained when asked what sets the property apart. The combination of two reception rooms, generous kitchen and flexible utility and garage spaces mean the layout works well for everyday life while retaining the intimacy and character of a traditional Norfolk cottage. The owner feels the house is "a piece of history that should be kept, and is ripe for extending sympathetically," highlighting the potential for buyers who wish to explore further alterations subject to planning consents. With large gardens, ample parking and a peaceful village setting, the property offers a rare blend of charm, practicality and future possibility. A shingled drive leads between tall hedging to a parking area in front of the cottage and attached garage, creating an immediate sense of privacy as the property reveals itself from behind the greenery. A path guides you to the enclosed front porch, where windows on three sides frame views of the lawned garden and make this a bright threshold space for coats and boots. From the porch a door opens into the main living room, which forms the heart of the house with exposed beams, cottage style windows to the front and side and the striking open tread staircase rising to the first floor. There is ample room here to arrange seating around the staircase and chimney wall, and the character of the beams and uneven cottage lines gives an immediate sense of warmth. An opening leads into the sitting room, a dual aspect space with a feature chimney breast that provides a cosy second reception room, ideal as a snug or more formal lounge. From the rear of the living room a doorway connects to the long kitchen, which extends along the back of the house, dual aspect with a pair of windows enjoying views over the gardens. There is fitted cabinetry to one side, a sink beneath the rear window, and space for informal dining or additional storage. Beyond the kitchen a practical utility or boot room can be found, and then the ground floor bathroom, fitted with bath and sanitary ware. The staircase in the living room rises to a first-floor landing with a double bedroom on each side, both with outlooks across the gardens and neighbouring trees, and upstairs the gently uneven floors underline the age and individuality of the cottage.

The Outside

The cottage is approached along a shingled drive that runs between mature hedging to a parking area in front of the house and attached garage, giving a sense of seclusion from the lane and providing ample space for several vehicles to park or turn. To the rear of the property lies a very private, very sheltered patio and seating area with various shrubs around it, currently a little overgrown but ready for a new owner to trim back and make their own. Beyond this the grassed garden stretches away with several Bramley apple trees and wide areas of lawn bordered by established hedges and trees, creating a green backdrop and plenty of scope for keen gardeners to introduce new planting or further seating areas. Wildlife is very much part of daily life here, with the owner reporting "loads of various bird species, the odd pheasant, deer and squirrels" visiting the garden.





















INFORMATION



On The Doorstep

"Stibbard as a whole is a lovely old village that has not been spoilt," the owner explained, highlighting the quiet and peaceful atmosphere that drew them to the area. Located south of Fakenham, Stibbard is surrounded by open countryside yet is well placed for access towards the North Norfolk coast. The village has both a primary school and nursery, a church and at its centre there is a playing field and children's play area. When further facilities are required, a range of shops, supermarkets, pubs and a cinema can be found less than five miles away in the market town of Fakenham and, nearer to home, the neighbouring village of Great Ryburgh offers a butcher's, post office and a public house. The wider area is known for attractive walking and cycling routes along quiet lanes, while the celebrated coastline with its beaches and nature reserves lies a short drive to the north, placing popular destinations within easy reach for days out or weekend trips.

How Far Is It To?

From the property it is just over a 10 minute drive to the historic market town of Fakenham, where amenities include supermarkets, independent shops, cafés, a cinema and other services, as well as bus connections towards Norwich and the coast. The North Norfolk coast is about 14 miles distant by road, giving access to resorts and villages such as Wells next the Sea and Holkham which are renowned for wide beaches, coastal walks and nature reserves. The Sandringham Estate lies roughly 22 miles to the west, reachable by road via Fakenham and the A148, making visits to the house gardens and surrounding parkland very straightforward. The cathedral city of Norwich is approximately 23 miles away and can be reached by car in around forty-five minutes in typical traffic, offering extensive shopping, cultural venues and a mainline rail service to London Liverpool Street together with an international airport. Major road links from the area include the A1067 towards Norwich and the A148 and A149 routes that run along and towards the North Norfolk coast.

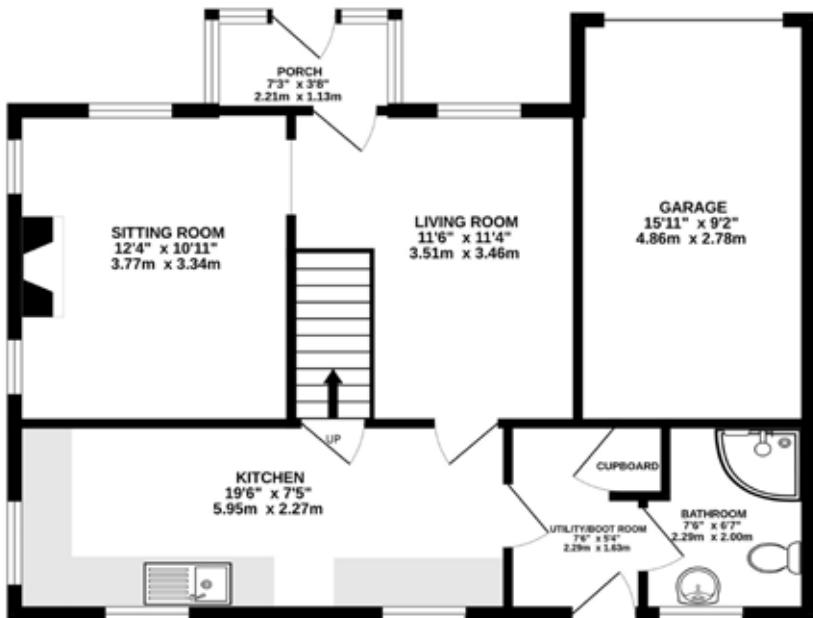
Directions

Leave Fakenham on the A1067 Norwich Road, following signs towards Guist and Norwich. After approximately two miles turn left signposted to Stibbard and continue along this lane into the village, turn 1st right at the large copper beech tree, then 1st right again onto Guist Bottom Road, proceed up this narrow road where the property will be found on the right hand side.

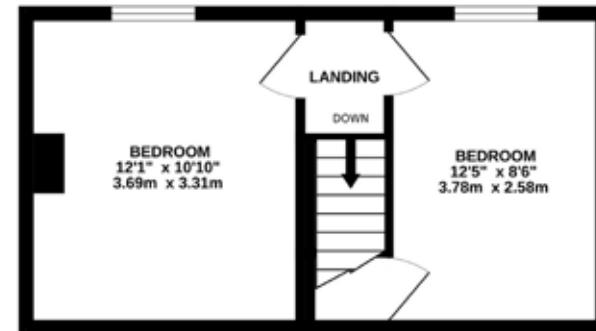
Services, District Council and Tenure

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Fibre Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
North Norfolk District Council - Council Tax Band C
Freehold

GROUND FLOOR
678 sq.ft. (63.0 sq.m.) approx.



1ST FLOOR
277 sq.ft. (25.7 sq.m.) approx.



TOTAL FLOOR AREA : 955 sq.ft. (88.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs.			
(98-100)	A		
(91-99)	B		
(88-80)	C		
(76-60)	D		
(59-54)	E		
(53-46)	F		
(45-33)	G		
Not energy efficient - higher running costs.			
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