



THE STORY OF

Mollys Cottage

Felbrigg, Norfolk

SOWERBYS



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Mollys Cottage

Felbrigg, Norfolk
NR11 8PL

Architect-Designed Detached
Home (Constructed 2006)

Traditional Flint Elevations with
Contemporary Glazing

Open-Plan Kitchen, Dining and Living
Space with Wood-Burning Stove

Underfloor Heating Throughout the Ground Floor

Flexible Ground-Floor Study/Bedroom
with Utility and Shower Room

Three Double Bedrooms, Including a Stunning
Principal Suite with Juliette Balcony

Far-Reaching Countryside Views
Towards the Coastline

Generous Off-Road Parking

Wrap-Around Gardens with Sun Terrace,
Mature Planting and Wild Flower Areas

SOWERBYS HOLT OFFICE

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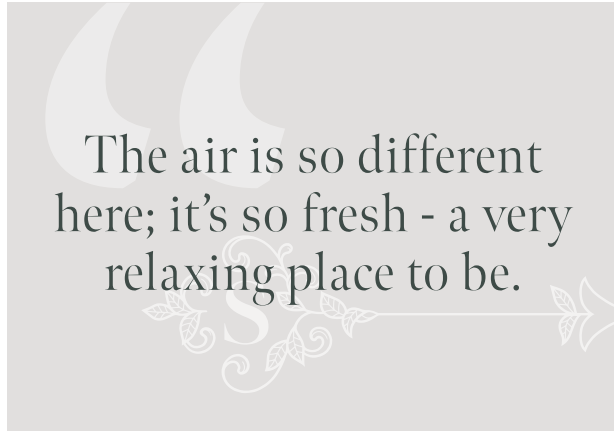
holt@sowerbys.com



Tucked away at the end of a peaceful lane, Mollys Cottage is a detached home that blends traditional character with striking contemporary design. Constructed in 2006, handsome flint elevations sit beautifully alongside dramatic glazed elements, creating a house of real individuality in a wonderfully private rural setting. The sense of light and space is immediate on entering, with a bright, open-plan ground floor that effortlessly combines a fitted kitchen, generous dining area and relaxed seating space, centred around a wood-burning stove and flanked by two sets of glazed doors opening to the garden. Underfloor heating runs throughout the ground floor, ensuring year-round comfort.

The ground floor also offers excellent versatility, with a flexible additional room ideal as a study or occasional bedroom, complemented by an adjacent utility room with walk-in shower and WC. A striking spiral staircase rises to the first floor, where three well-proportioned double bedrooms are arranged around a light landing with ample storage. The principal bedroom is a true highlight, featuring a fully glazed gable framing postcard-perfect countryside views stretching towards the coast, along with double doors opening to a Juliette balcony - the perfect spot for a morning coffee. Vaulted ceilings and built-in storage enhance the sense of space, while the remaining bedrooms are equally well served by the family bathroom.

Outside, Mollys Cottage occupies a delightful rural plot with ample off-road parking to the front and gardens wrapping around the house on all sides. To the rear, a generous sun terrace provides an ideal space for outdoor dining and entertaining, leading into a beautifully natural garden rich with native hedging, mature trees and perennial planting. Areas of wild flowers are threaded together by a gently meandering path, creating a peaceful, wildlife-friendly setting that perfectly complements the cottage's idyllic location in Felbrigg.





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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Felbrigg

PEACEFUL NORTH NORFOLK
VILLAGE

Felbrigg is a quintessential North Norfolk village, celebrated for its peaceful atmosphere and close-knit community. Residents take pride in village life, with local gatherings and events centred around the parish church and village hall, creating a warm and welcoming environment that feels truly rooted in the countryside.

The village is perhaps best known for Felbrigg Hall, a striking National Trust estate on the edge of the village. Its grand hall, rolling parkland and woodland walks form the heart of the area, offering year-round enjoyment for walkers, families and dog owners alike. The surrounding lanes and footpaths provide idyllic routes through unspoilt countryside, linking Felbrigg to neighbouring villages and the coast.

Life in Felbrigg is calm and considered, with a slower pace that encourages time outdoors and a strong connection to nature. Nearby villages and the market town of Holt provide everyday amenities, independent shops, cafés and schooling, all within easy reach while allowing Felbrigg to retain its rural charm.

Felbrigg offers the perfect balance of rural living with accessibility. With Holt, the North Norfolk coast and Norwich all close by, it's an ideal setting for those seeking a peaceful village lifestyle without feeling remote. If Felbrigg sounds like your kind of place, we'd be delighted to help you find a home here.



Note from the Vendor



View from Principal Bedroom

“We love the views across the fields from both downstairs and upstairs.”



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

C. Ref:-2452-3012-3209-9792-8200

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: ///originate.fell.brother

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SOWERBYS

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