



THE STORY OF

White Cottage

Great Plumstead, Norfolk

SOWERBYS



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White Cottage

Hare Road, Great Plumstead, Norfolk
NR13 5DD

Quintessential Period Cottage
with Timeless Character

Comprehensively Renovated and
Thoughtfully Extended

Three Well-Proportioned Double Bedrooms

Bright And Versatile Ground
Floor Accommodation

Recently Fitted Galley-Style Kitchen

Dining Room with Doors
Opening onto the Garden

Cosy Sitting Room with Feature Fireplace

Newly Updated Family Bathroom
Finished to a High Standard

Landscaped Wrap-Around Garden
with Terrace for Entertaining

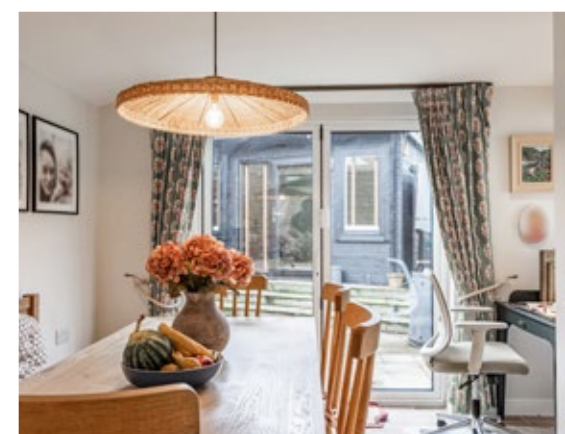
Converted Outbuilding Providing
Dedicated Work-From-Home Office

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This charming period cottage is a fine example of how traditional character can be carefully preserved while embracing the demands of modern living. Having been comprehensively renovated and thoughtfully extended, the property now offers beautifully balanced accommodation with a high standard of finish throughout, all delivered with sensitivity to its original heritage.

From the outset, the cottage presents an inviting and timeless appearance, setting the tone for what lies within. Step inside and you are welcomed into bright, well-proportioned rooms that flow naturally from one to the next. The ground floor has been designed with both everyday living and entertaining in mind. A recently fitted galley-style kitchen combines classic styling with contemporary functionality, providing ample storage and workspace while maintaining a strong connection to the rest of the home.

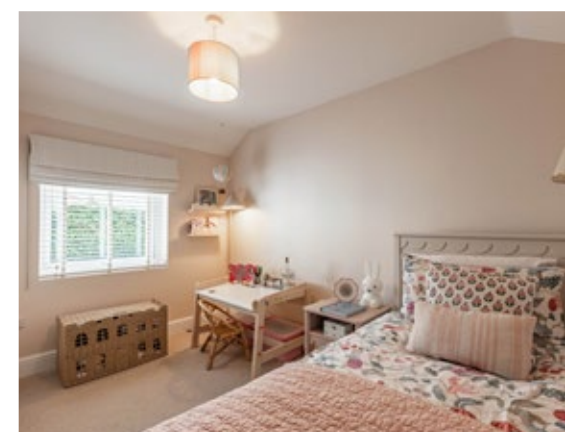
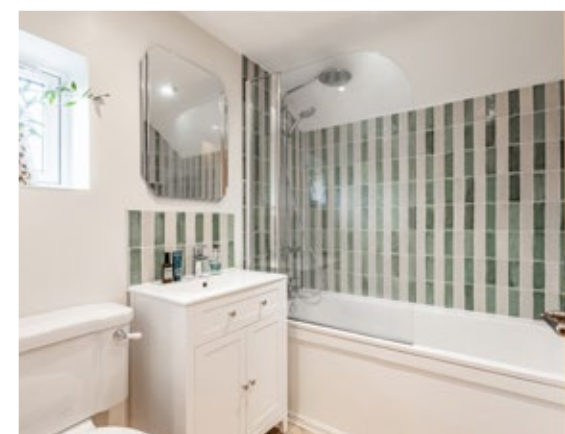
Adjoining the kitchen is a dining room that enjoys direct access to the garden via glazed doors, allowing natural light to flood the space and creating an easy transition between indoor and outdoor living. This room is perfectly suited to family meals and more formal occasions alike. The sitting room is a particularly appealing feature, offering a warm and comfortable retreat centred around a character fireplace, ideal for quieter evenings.

Also located on the ground floor is a versatile double bedroom. This space offers excellent flexibility and could equally serve as a guest room, a second reception room or an additional workspace, making it well suited to a variety of lifestyle needs, including multi-generational living.



A warm and characterful room where the fireplace naturally draws everyone together.





The first floor continues the sense of quality and thoughtful design. Two further double bedrooms are arranged off the landing, each enjoying pleasing proportions and a calm, restful feel. The newly updated family bathroom has been finished to a high standard, blending period-appropriate style with modern fittings to create a practical yet elegant space.

Outside, the cottage truly comes into its own. The wrap-around garden has been carefully landscaped to provide a private and attractive setting, with areas of lawn, well-stocked borders and a paved terrace that lends itself perfectly to outdoor dining and entertaining. The garden feels established and considered, offering interest throughout the seasons.

A converted outbuilding provides a dedicated work-from-home office, allowing a clear separation between home life and professional commitments. In addition, a cart lodge and private driveway deliver valuable off-road parking and storage, adding to the overall practicality of the property.

Altogether, this is a beautifully presented period home that successfully combines character, comfort and versatility. Finished to a high standard both inside and out, it offers an appealing lifestyle opportunity within a popular village location, ideal for those seeking charm without compromise.



A refined and purpose designed home office, offering a calm and considered space for focused working.

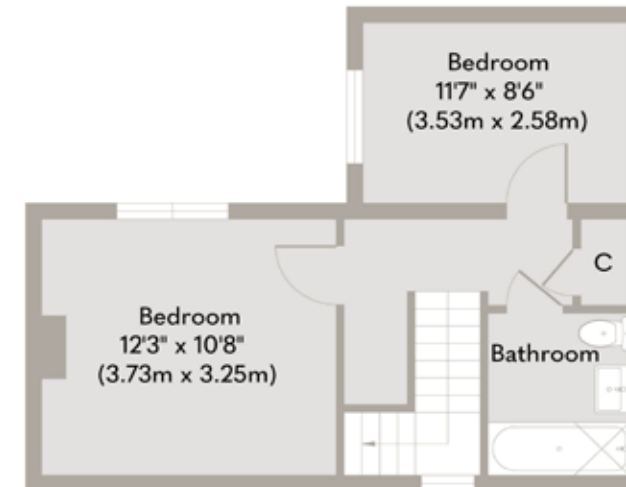




Ground Floor
Approximate Floor Area
587 sq. ft
(54.54 sq. m)



Carport
19'0" x 8'7"
(5.80m x 2.62m)



First Floor
Approximate Floor Area
344 sq. ft
(31.94 sq. m)



Outbuilding
Approximate Floor Area
126 sq. ft
(11.74 sq. m)

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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Norwich

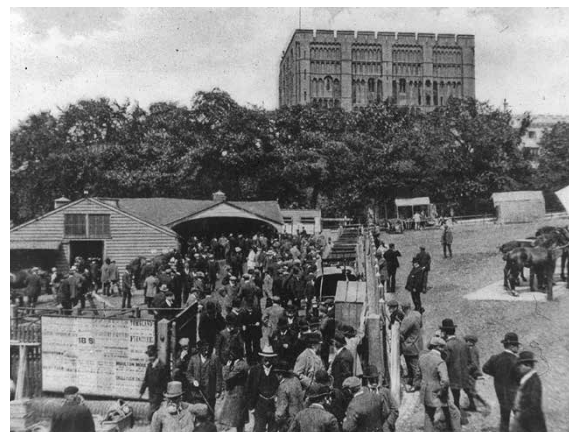
THE ANCIENT CAPITAL OF
OUR BELOVED COUNTY

Norwich, an ancient city steeped in a millennium of history, has long been a haven for writers, radicals, and independent thinkers, fostering a rich culture and creative spirit. Its meticulously preserved medieval streets host a thriving community of small businesses, a dynamic culinary scene, and a vibrant arts culture. As a gateway to a county renowned for its pristine landscapes, expansive skies, and untouched vistas, Norwich continues to inspire.

Named one of the best places to live in 2021, Norwich sits approximately 20 miles from the coast where the River Yare and the River Wensum converge, the latter meandering through its heart. Once the second largest city in England during the 11th century, Norwich proudly retains its title as the UK's most complete medieval city. Historic paths like Elm Hill beckon with Tudor architecture and quaint cafés leading to the majestic Norwich Cathedral, a testament to its thousand-year legacy.

West of the city, the University of East Anglia stands as a striking example of brutalist architecture, housing the Sainsbury Centre for modern and ethnographic art. Norwich's property landscape offers diversity, from Victorian city-centre dwellings and converted mills to town houses and contemporary luxury homes. The "Golden Triangle" is cherished among families, while nearby rural villages like Stoke Holy Cross, Surlingham, and Bawburgh offer larger estates and idyllic countryside living.

With direct trains to London's Liverpool Street in just 90 minutes and an airport connecting to UK cities and Amsterdam, Norwich blends historical charm with modern connectivity—a city that captivates and welcomes all who embrace its allure.



Note from the Vendor



“A beautifully restored cottage that offers the perfect balance of village life and easy access to the city, with country walks right on the doorstep.”



SERVICES CONNECTED

Mains water, electricity and drainage. Electric central heating and wood burner.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

F. Ref:-8463-7426-4450-1928-2922

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: ///gently.oven.press

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SOWERBYS

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