



THE STORY OF

# Rose Cottage

*Worstead, Norfolk*

SOWERBYS



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# Rose Cottage

36 Honing Row, Worstead, Norfolk  
NR28 9RH

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Charming Character Cottage with Period Features

Dual Aspect Sitting Room with  
Wood Burning Stove

Atmospheric Dining Room with Feature Fireplace

Open Plan Kitchen and  
Conservatory Living Space

Well Appointed Ground Floor Cloakroom

Three Well Proportioned First Floor Bedrooms

Stylish and Modern Family Bathroom

Landscaped Garden with Terrace for Entertaining

Garden Studio Ideal for Home  
Working or Hobbies

Gravelled Driveway Providing Off Street Parking

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A charming cottage with a wonderful sense of character, this delightful three-bedroom home combines period features with a thoughtful modern finish, creating a comfortable and inviting place to live.

Stepping inside, the atmosphere of the property is immediately apparent. The dual-aspect sitting room is a particularly welcoming space, filled with natural light and centred around an attractive fireplace with a wood-burning stove. Oak flooring and sash windows enhance the character of the room, while its generous proportions make it ideal for both quiet evenings and relaxed gatherings with family and friends.

Beyond the sitting room, the dining space provides a wonderfully atmospheric setting for entertaining. With its own fireplace and wood-burning stove, this room has a warm and cosy feel, particularly during the cooler months, while still offering plenty of space for hosting dinner parties or informal meals.

The kitchen has been opened up to create a sociable and practical hub of the home. Well fitted with modern units and work surfaces, it offers excellent storage and preparation space while maintaining a clean and contemporary look. The open-plan layout flows naturally into the conservatory, a lovely spot to enjoy views across the garden. This additional reception space is ideal for morning coffee, reading, or simply relaxing while overlooking the greenery outside. Doors open directly onto the garden, encouraging easy indoor and outdoor living during the warmer months. A well-appointed cloakroom completes the ground floor accommodation.



We opened up the kitchen and dining space, installed new wood burners and added a garden office, creating a home that feels cosy yet surprisingly spacious.





Upstairs, the first floor offers three comfortable bedrooms, each well proportioned and filled with natural light. These rooms provide flexibility for family living, guest accommodation, or a home office if required. Serving the bedrooms is a modern family bathroom, stylishly finished and well equipped to meet everyday needs.

Outside, the property continues to impress. To the front, a gravelled driveway provides convenient off-road parking. Gated access leads through to the rear garden, which has been carefully landscaped to create an attractive and functional outdoor space.

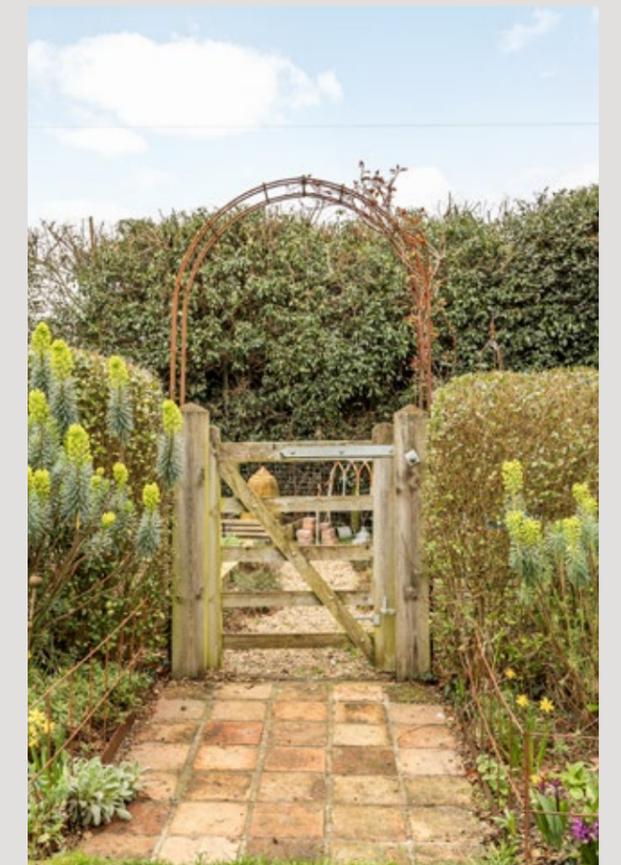
The garden is predominantly laid to lawn with a generous terrace area that provides the perfect setting for outdoor dining and entertaining. Well-stocked borders bring colour and interest throughout the seasons, while boundary hedging offers a good degree of privacy. A productive kitchen garden will appeal to those who enjoy growing their own produce, adding another appealing element to the outdoor space.

A particularly valuable addition is the studio room positioned within the garden. This versatile space is ideal for those working from home, providing a quiet and separate environment away from the main house. It would also work equally well as a creative studio, hobby room, or garden retreat.

Altogether, this appealing cottage offers character, practicality, and beautifully balanced living spaces, both inside and out, making it a home perfectly suited to modern living while retaining its timeless charm.



The garden has been completely reimagined, with a relaxed gravel garden, perennial borders, a kitchen garden and newly planted trees.





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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# North Walsham

A THRIVING TOWN WITH TIMELESS CHARM

A popular market town, North Walsham situated a few miles from the seaside town of Cromer and The Norfolk Broads capital, Wroxham.

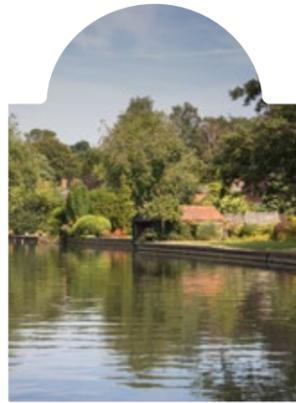
The town offers many amenities including a range of supermarkets, leisure facilities, shops, primary and secondary schools, sixth form college, doctors surgeries and a cottage hospital. There are regular bus and train services to the cathedral city of Norwich, where there are a wider range of facilities including an international airport and mainline.

Situated a short commute away from Norwich with its many amenities, Wroxham is renowned for its boating culture.

Standing on the river Bure, the village is divided by the river and shares its many attractions with the neighbouring Hoveton St John. Whether on the water or congregating in the busy pubs and restaurants on offer, there is something that will capture the heart of everyone. If you choose to hire a boat, you can travel at a leisurely pace along the broads and moor up at one of the local pubs. The Ferry Inn at Horning serves food all day and offers a fantastic outdoor space and plenty of mooring.

If you would rather stay on dry land, you can wander through the riverside park and feed the ducks, enjoy afternoon tea at one of the quaint tea rooms or simply sit and watch the boats go by in a sunshine filled pub garden.

The Bure Valley railway, which started in 1900, begins its journey in the centre of Wroxham. Both a steam and diesel train run the 18 mile round trip, taking you on a tour of pretty Norfolk villages and ending in Aylsham.



## Note from the Vendor



“The house instantly felt like home, with wonderfully cocooning proportions. Renovating has only enhanced its cosy, connected atmosphere.”



### SERVICES CONNECTED

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

### COUNCIL TAX

Band D.

### ENERGY EFFICIENCY RATING

F. Ref:- 0356-2818-7248-9293-4651

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: ///relished.avoiding.leathers

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# SOWERBYS

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