



THE STORY OF  
**Mergate Cottage**  
*Bracon Ash, Norfolk*

**SOWERBYS**



THE STORY OF

# Mergate Cottage

Mergate Lane, Bracon Ash, Norwich, Norfolk  
NR14 8ER

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Charming Grade II Listed Cottage

Popular South Norfolk Location

Spacious Reception Hall

Three Reception Rooms

Lovely Conservatory

Fitted Kitchen and Cloakroom

Four First Floor Bedrooms

Family Bathroom and Separate Shower Room

Gravelled Drive and Garage

Established Garden

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Mergate Cottage is a charming Grade II listed semi detached cottage that offers an abundance of character within. With plenty of parking to the front on the gravelled drive and access to the garage. As you enter through the front door, the reception hall is both spacious and very welcoming. The sitting room boasts plenty of character with exposed ceiling timber and a fine brick fireplace housing a wood burning stove. In addition, you will find a useful anteroom and study to the front. The fitted kitchen offers plenty of storage and workspace. Then opening into the breakfast room making this a perfect place to entertain. For a more formal dining experience, there is a well-appointed dining room that opens into the conservatory. Completing the ground floor is a cloakroom and large store cupboard.

The first floor is home to four well appointed, characterful bedrooms. A family bathroom and separate shower room with dual access off the landing and a bedroom.

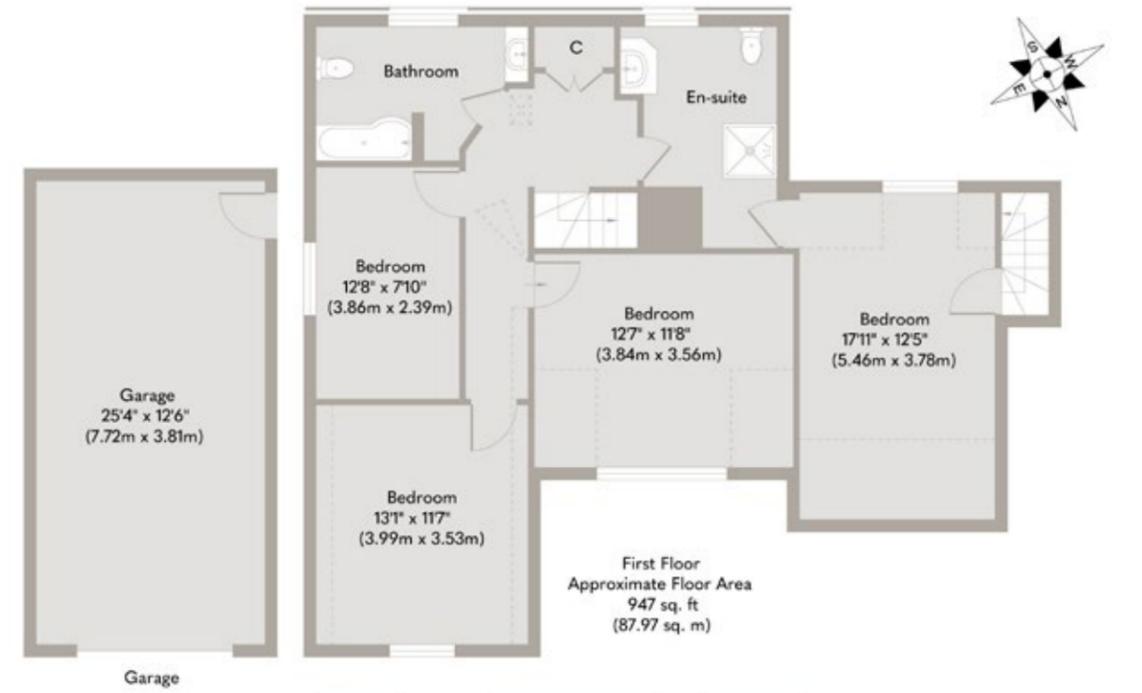
Outside and to the front there is a gravelled driveway with plenty of parking, established boundary hedging and access to the detached garage. To the rear, the lovely south facing cottage style garden is well established with a wide range of planting, lawn and a terrace, perfect for summer gatherings or simply a lovely spot to relax.





Grade II listed cottage  
brimming with character  
and timeless appeal.





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 Sowerbys



“A wonderful home for both everyday living and entertaining.”



### SERVICES CONNECTED

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

### COUNCIL TAX

Band D.

### ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

### TENURE

Freehold.

### LOCATION

What3words: ///puncture.blogs.duties

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS

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