



Cobbles Broom Green Road, North Elmham

Offers in Region of £410,000

Cobbles Broom Green Road

North Elmham, Dereham

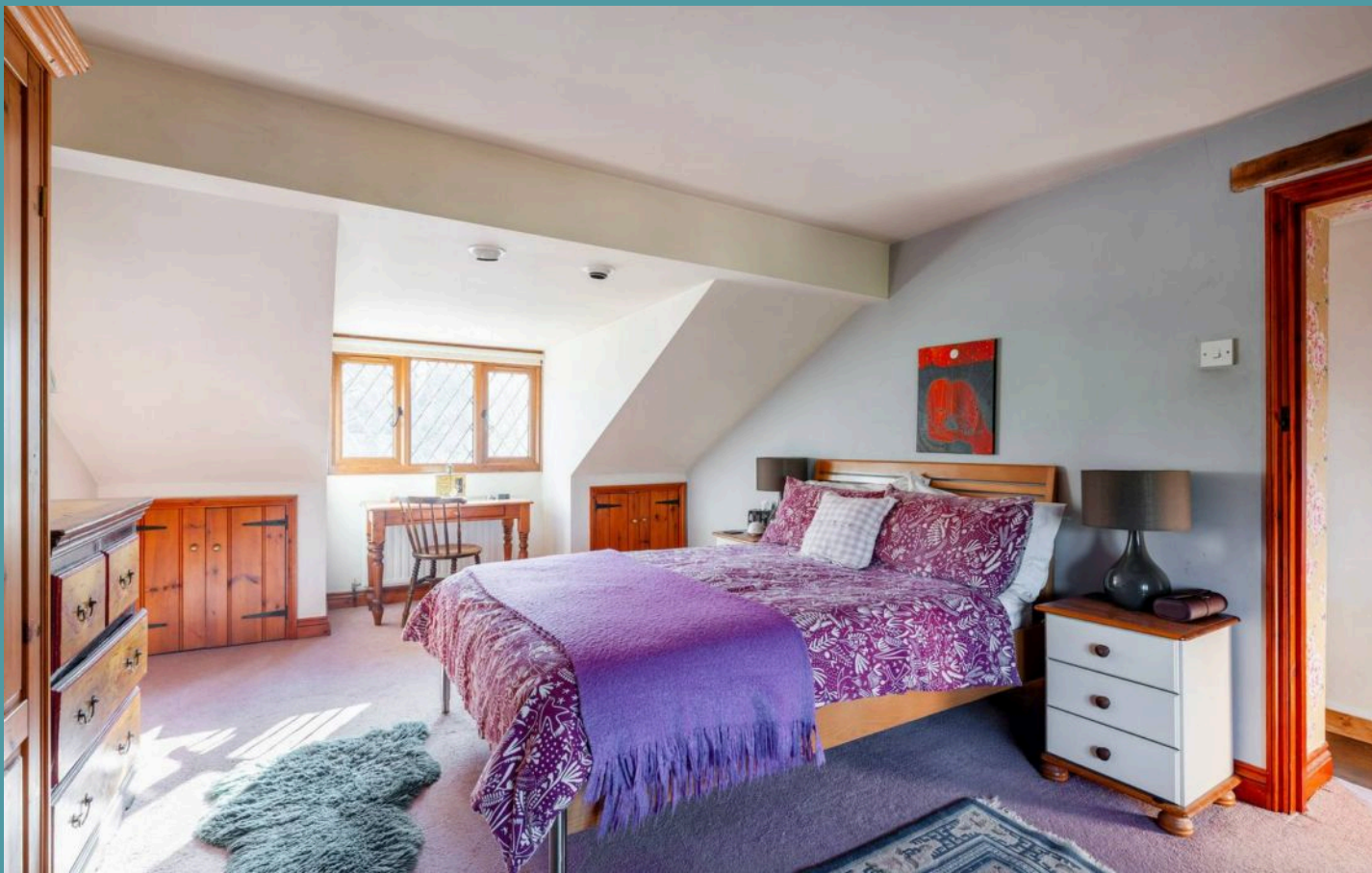
Character at every turn, this exceptional detached cottage, dating back over 200 years, is a true celebration of charm and individuality. Placed in a peaceful rural village, it enjoys a prime roadside setting with sweeping views over open countryside. Constructed from traditional brick and flint under a classic pantiled roof, the property has been carefully modernised while retaining its period allure, offering a unique blend of historic charm and modern comfort. With generous proportions throughout, the home is perfectly suited for those who appreciate a distinctive and character-filled living space.

The Location

Broom Green Road is ideally located in the picturesque village of North Elmham, Norfolk, offering a peaceful rural setting with easy access to local amenities. The property enjoys a quiet location, just a short stroll from the village centre, where you'll find essential services, including shops, a post office, and a welcoming pub. Surrounded by stunning countryside, North Elmham is perfect for nature enthusiasts, offering a tranquil retreat with beautiful walking and cycling routes.

Despite its serene village atmosphere, the property benefits from excellent transport links, with easy access to the A47, connecting you to larger towns such as Dereham and Fakenham. The location is ideal for families, with reputable schools and recreational facilities close by, ensuring a perfect balance of rural charm and convenience.





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The accommodation extends to approximately 1,325 sq. ft., arranged across two floors, with a flexible layout that includes three well-proportioned bedrooms—one conveniently located on the ground floor—and four inviting reception rooms. The sitting room is a particularly welcoming space, featuring a wood-burning stove set within a charming brick surround, perfect for cosy evenings.

A second wood burner in the dining room enhances the home's warmth and ambiance, creating a truly inviting atmosphere. The kitchen is a highlight, boasting high ceilings, an exposed brick feature wall, pamment flooring and a traditional AGA, offering a quintessential country kitchen feel. Throughout the home, classic latch doors, exposed beams, and areas of exposed interior brickwork further reinforce its rustic appeal.

A beautiful conservatory, bathed in natural light and featuring a stable door, provides a wonderful additional living space that links the indoors to the outdoors. The property also benefits from a separate study or snug, offering the perfect retreat for work or relaxation. A ground-floor shower room and an upstairs family bathroom ensure practicality for modern family living.





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The charm of this home extends beyond its interiors, with an impressive garden spanning approximately one-fifth of an acre (stms). This well-established outdoor space is an idyllic haven, featuring mature planting, lawned areas, and plenty of room for meal time or gardening enthusiasts to enjoy.

The stunning rural surroundings enhance the sense of tranquillity, with unhindered countryside views providing a spectacular backdrop. Off-road parking ensures convenience while maintaining the home's peaceful village setting.

Recent updates, including newly installed double glazing, bring added comfort and efficiency to this historic property. Every corner of this home tells a story, from its thick walls and wooden beams to its carefully preserved period features.

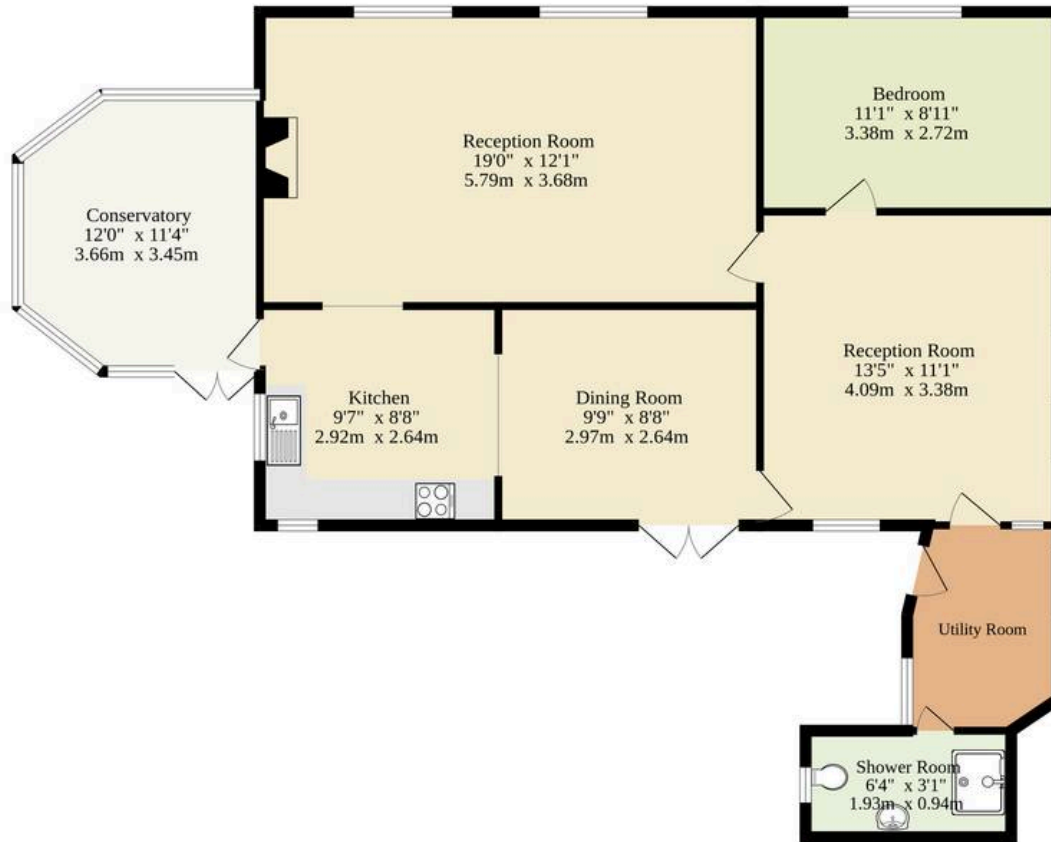
Agents Note

Sold Freehold

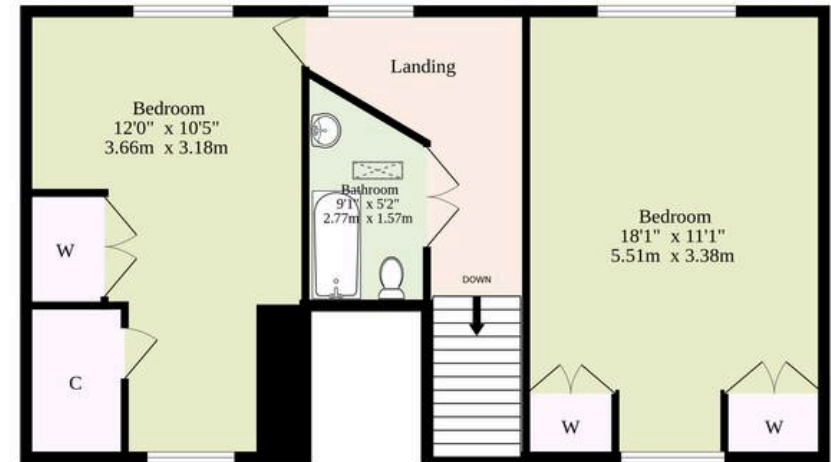
Connected to mains water, electricity, oil-fired heating and alternative drainage.



Ground Floor
860 sq.ft. (79.9 sq.m.) approx.



1st Floor
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 1325 sq.ft. (123.1 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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