



## Stable Cottage, Brisley - NR20 5DW

£350,000 Freehold

Full of period charm and character features, this 1827 Georgian cottage presents a beautifully arranged layout with three bedrooms, a spacious lounge with exposed beams and a brick fireplace housing a wood burner, a separate dining room, and a generous fitted kitchen. A ground-floor shower room and an upstairs family bathroom add practicality to the home's appeal. Outside, the property offers enclosed garden areas with a lawned rear garden and a front patio, while off-road parking is available on a shared driveway. Enjoying a peaceful rural setting next to the popular Brisley Bell gastropub, it sits within a friendly and well-connected village community.



## Location

Stable Cottage is located in the sought-after village of Brisley, ideally positioned between Dereham and Fakenham in the heart of rural Norfolk. The village is well known for its strong sense of community, beautiful open countryside, and the award-winning Brisley Bell gastropub, which draws visitors from across the county. A network of footpaths and bridleways surrounds the area, offering excellent walking and cycling routes. While the setting is peaceful and rural, Dereham's supermarkets, schools, and wider amenities are just a short drive away. The North Norfolk coastline and the historic city of Norwich are also within easy reach, making the location well-suited for both everyday living and leisure.



## Agents notes

We understand that the property will be sold freehold, connected to main services water and electricity.

The property has a shared septic tank with Manor Barn; charges apply for periodic emptying

Heating system- Oil Central Heating

Council Tax Band- C





### Stable Cottage, Brisley

Enter through the dining room, where exposed beams and original character features immediately set the tone for this charming Georgian cottage. This welcoming space is finished with carpet flooring and includes stairs leading to the first floor.

A glass door provides access to the spacious fitted kitchen, which is well-equipped with white built-in cupboards, ample tiled countertop space, and a coordinating tiled splashback. An electric hob, oven, and extractor fan are in place, along with plumbing for a washing machine. Natural light pours in, making it a bright and functional hub of the home.

From here, move through to the living room – a bright and spacious area that continues the home's warm and characterful feel. Carpet flooring adds comfort underfoot, while a striking brick-built fireplace with a cast iron wood burner creates a central focal point. Exposed beams overhead further enhance the cottage charm.

The ground floor also hosts two additional bedrooms, both offering flexible space that could suit a variety of needs – from guest accommodation to a study or hobby room. A practical shower room completes this level, fitted with a shower cubicle and a hand basin set within a wooden vanity unit for added storage.

Upstairs, the landing is a real feature in itself, filled with natural light from two skylights and framed by exposed beams. Its generous size provides potential for a small study area or reading nook. The master bedroom is a spacious double, showcasing more of the home's original woodwork and enjoying lovely elevated views.

Also on this floor is the family bathroom, which includes a skylight and useful built-in storage.

The property benefits from double glazing throughout.

Outside, the home offers enclosed garden areas, including a lawned rear garden ideal for relaxing or spending time outdoors, with space for planting or creating a family-friendly setting. To the front, a patio area provides a pleasant spot for outdoor seating or entertaining, perfect for enjoying morning coffee or evening gatherings in the warmer months.

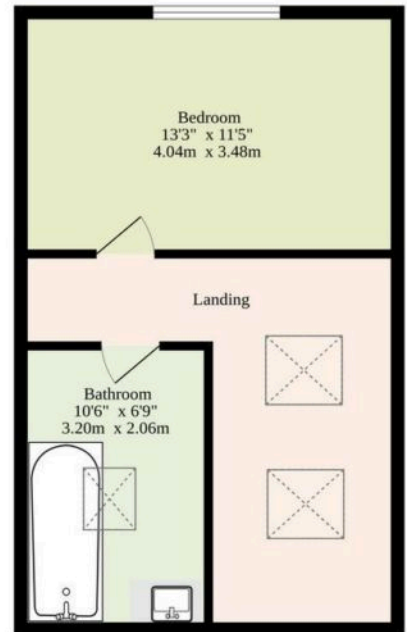
Off-road parking is available on the shared driveway, offering convenient access for both residents and guests.



Ground Floor  
720 sq.ft. (66.9 sq.m.) approx.



1st Floor  
164 sq.ft. (15.2 sq.m.) approx.



TOTAL FLOOR AREA : 1076sq.ft. (100.0 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.  
Made with Metropix ©2025