



Appletree Cottage Chapel Road, Longham

Dereham



Minors & Brady

Appletree Cottage Chapel Road

Longham, Dereham

A hidden gem in the heart of Norfolk, this cottage radiates charm and character from every corner. Set in the serene and picturesque village of Longham, it boasts two inviting reception rooms, a versatile sunroom, and a kitchen filled with natural light, perfect for both relaxed family living and entertaining guests. Upstairs, two spacious double bedrooms and a stylish family bathroom blend period features, including exposed beams, with modern comfort and practicality. Outside, private gardens, a shingle driveway, and a detached garage create a peaceful and functional setting, surrounded by the tranquility of the countryside. Ideally located within easy reach of Dereham, Fakenham, and the North Norfolk coast, the property offers the perfect balance between village serenity and convenient access to nearby towns and amenities.

- Charming 2-bedroom cottage with characterful period features
- Two spacious reception rooms with fireplaces and exposed beams
- Versatile sunroom overlooking the rear garden
- Fully fitted kitchen with dual-aspect windows and ample storage
- Modern ground floor shower room and first-floor family bathroom
- Two generous double bedrooms with exposed beams and elegant finishes
- Beautifully maintained front and rear gardens with patio and lawn areas
- Shingle driveway providing off-road parking and detached garage
- Boiler room with space for laundry and additional storage
- Peaceful village location in Longham, within easy reach of Dereham, Fakenham, and the North Norfolk coast





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The Location

Longham is a delightful village in central Norfolk, situated just six miles from Dereham and around eight miles from Fakenham. The village offers a strong sense of community, with a welcoming pub and an excellent village hall complete with playing fields for local events and activities.

Nearby Dereham, a bustling market town, provides everything you could need, from a modern shopping centre and large supermarkets to a range of schools, cafés, restaurants, and traditional pubs. Leisure options are plentiful, including a well-equipped gym, swimming pool, and a charming golf club.

Excellent transport links, including regular bus services and a direct route into Norwich, make commuting and exploring the region straightforward. For those seeking a coastal getaway, the beautiful North Norfolk coast is just a 30-minute drive, offering the perfect balance of countryside tranquility and convenient access to town amenities.



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Chapel Road, Longham

Set in the tranquil and sought-after village of Longham, this delightful two-bedroom cottage exudes character and charm. Boasting a blend of traditional features and modern comforts, the home provides versatile living spaces that cater to a variety of lifestyles.

With two inviting reception rooms, an adaptable sunroom, and a fully fitted kitchen, the property is designed for both relaxed family living and entertaining guests.

The ground floor features a welcoming entrance porch leading into a bright and airy lounge, complete with a central fireplace, exposed beams, and built-in storage. Adjacent is a spacious formal dining room, which benefits from a log burner and stairs to the first floor. The kitchen is well-appointed with ample storage, space for appliances, and dual-aspect windows that fill the room with natural light. Beyond the kitchen, a sunroom offers a flexible space overlooking the rear garden, and a modern shower room completes the ground floor accommodation.

Upstairs, two generous double bedrooms continue the theme of character and charm, each showcasing exposed beams and elegant finishes. The family bathroom features a roll-top bath, complementing the home's combination of period features and contemporary convenience.



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Externally, the property is set within beautifully maintained gardens, offering a peaceful retreat surrounded by natural beauty. A shingle driveway provides off-road parking, leading to a detached garage for additional storage. The front garden is landscaped with mature planting and a fruit tree, while the rear garden combines lawn, raised flower beds, and a practical patio area, all enclosed by fencing for privacy and security.

A boiler room offers space for laundry and extra storage.

This cottage represents a rare opportunity to acquire a character-filled home in a scenic village setting, combining traditional charm with modern practicality and a welcoming atmosphere.

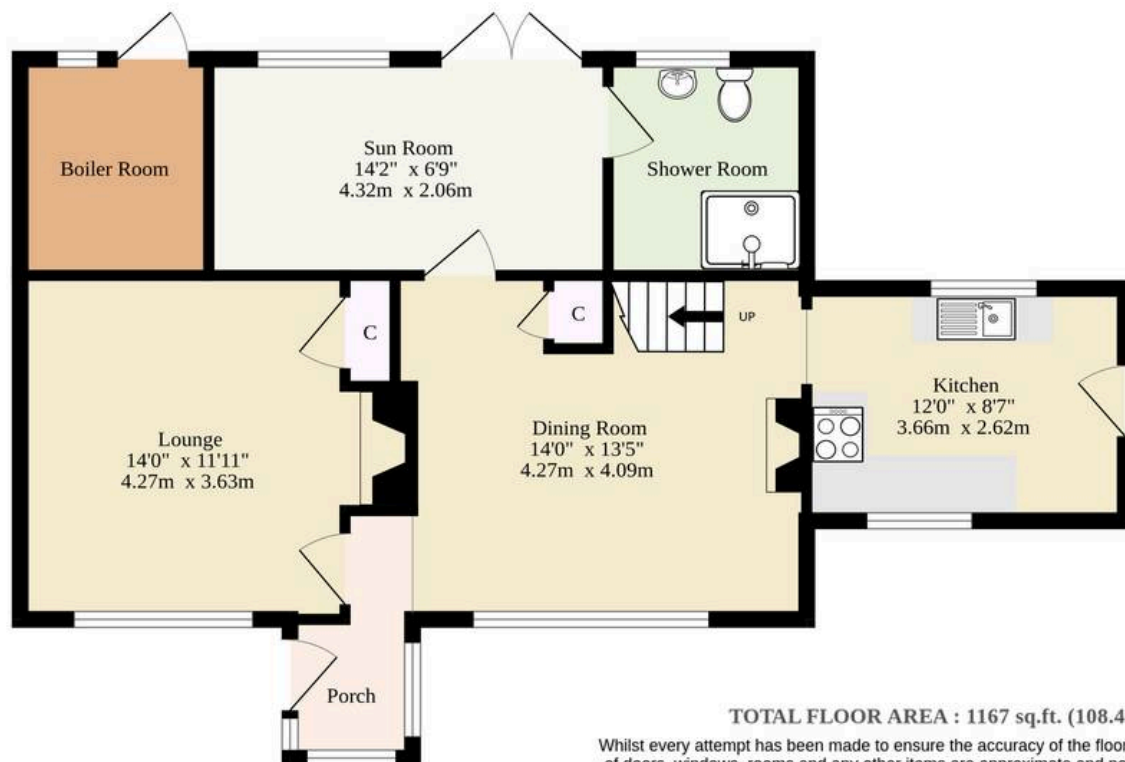
Agents Note

Sold Freehold

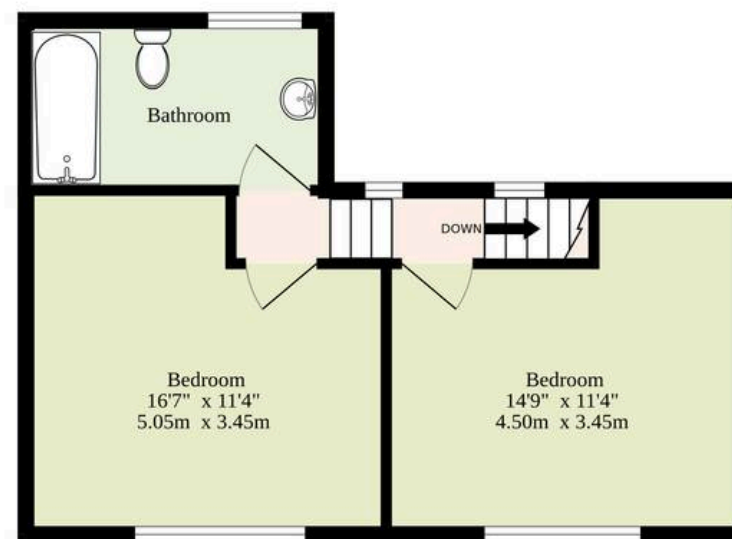
Connected to oil-fired heating, mains water, electricity and septic tank.



Ground Floor
696 sq.ft. (64.7 sq.m.) approx.



1st Floor
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 1167 sq.ft. (108.4 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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