



Rose Cottage Short Green, Winfarthing

Diss



Minors & Brady

Rose Cottage Short Green

Behind the thatched roof and timeless brickwork lies a home that feels quietly rooted in history. This Grade II listed cottage in Winfarthing offers charm in abundance, with a spacious living room featuring an inglenook fireplace and a bright garden room overlooking the grounds. Two bedrooms in the main house provide cosy retreats, while the separate annexe with its own kitchen and studio space adds superb flexibility for family, guests or working from home. The property is approached by a gravel driveway, leading to ample parking and a detached double garage. Landscaped gardens unfold across 0.22 acres(stms), with fruit trees, sweeping lawns and colourful borders creating a true haven of peace. A patio perfectly positioned for sunny mornings and long summer evenings enhances the lifestyle on offer. Practical additions such as a greenhouse and shed blend seamlessly with the carefully designed garden spaces. Altogether, this is a home that invites you to embrace country living at its most relaxed and beautiful.

- Charming Grade II listed thatched cottage brimming with period character
- Spacious living room with impressive inglenook fireplace
- Bright garden room with full views across the landscaped gardens
- Two bedrooms in the main house, one accessed via the other
- Separate self-contained annexe with kitchen, shower room and large studio space
- Detached double garage and ample gravelled driveway parking
- 0.22-acre landscaped plot (stms) with sweeping lawns, fruit trees and colourful planting
- Sun-drenched patio ideal for outdoor dining and entertaining
- Greenhouse and shed providing excellent storage and growing space
- Peaceful, tucked-away position with open field views





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Winfarthing, Diss

The Location

Located in the quiet village of Winfarthing in Norfolk, offering a peaceful rural lifestyle while still being conveniently connected to surrounding areas. The village itself provides key local amenities, including All Saints Church of England Primary School, a well-regarded local pub called The Fighting Cocks, and the historic St Mary's Church. Though the village no longer has its own shop or post office, a post box remains in the heart of the community.

For a broader range of services, the bustling market town of Diss is just a short drive away and provides everything from large supermarkets and independent shops to a leisure centre, cafés, restaurants, and cultural attractions like the Corn Hall and Diss Mere parkland.

Diss also offers excellent educational facilities, including several primary schools and Diss High School, as well as access to healthcare services such as Hartismere Hospital in nearby Eye. Transport links are a key advantage, with Diss Railway Station offering direct trains to Norwich and London Liverpool Street, and good road connections via the A140 and A143.

Altogether, this location combines rural charm with practical access to amenities and transport, making it ideal for families or those seeking a balance of countryside living and convenience.

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Winfarthing, Diss

Short Green, Winfarthing

Nestled within the heart of Winfarthing, this Grade II listed thatched cottage captures the essence of countryside living. Brimming with character, it offers not just a home, but a way of life where every detail feels steeped in charm.

Approached along a gravel driveway, the cottage sits gracefully within its landscaped gardens, a peaceful retreat framed by fruit trees, flowering borders and sweeping lawns. From the garden, open views across the surrounding fields reinforce the sense of space and calm, making this a truly idyllic place to call home.

Inside, the cottage balances period warmth with modern comfort. The living room, centred around a striking inglenook fireplace, sets the tone for cosy evenings by the fire, while the light-filled garden room opens the home to the outdoors, drawing the beauty of the garden inside.

Two bedrooms upstairs, with all the character you'd expect from a historic home, provide intimate and inviting spaces to retreat to, while the practical layout of the kitchen and additional ground-floor WC make daily living easy.



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The addition of a self-contained annexe brings a flexibility that fits seamlessly with today's lifestyles. Whether used for welcoming guests, creating a private workspace, or as an independent space for family, it allows the home to adapt effortlessly to changing needs.

The gardens are a joy in every season—perfectly kept, filled with greenery, and designed with both beauty and practicality in mind. A sun-drenched patio is ideal for morning coffee or summer gatherings, while tucked-away areas such as the greenhouse and shed add to the home's charm.

Surrounded by nature, yet connected to village life, this is a property where you can slow down, enjoy the simple pleasures, and truly embrace the best of country living.

Agents Note

Sold Freehold

Main House: connected to mains water, electricity, septic tank and back boiler (25 years old)

Annex: connected to mains water, electricity, septic tank and oil central heating (20 years)

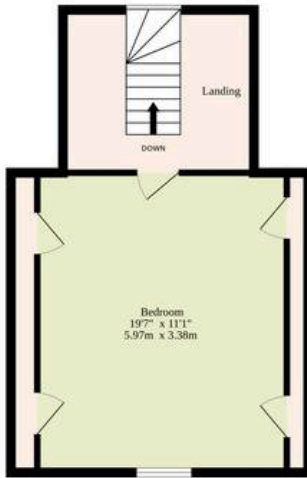


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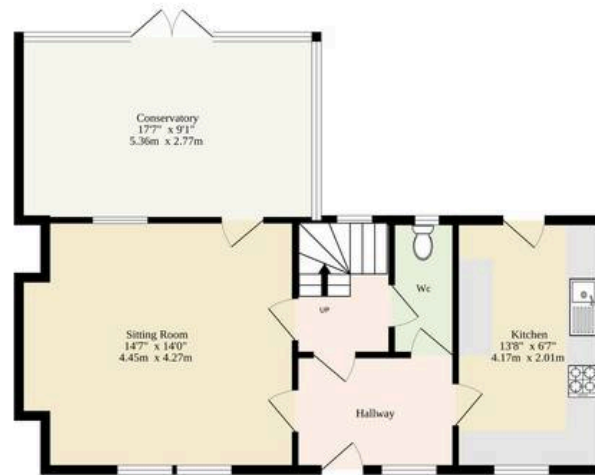
Annex Ground Floor
474 sq.ft. (44.0 sq.m.) approx.



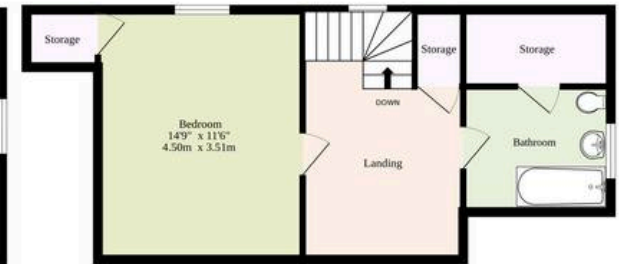
Annex Upper Floor
417 sq.ft. (38.7 sq.m.) approx.



Ground Floor
534 sq.ft. (49.6 sq.m.) approx.



1st Floor
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 1814 sq.ft. (168.5 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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