



Cole Cottage Station Road, Worstead

North Walsham



Minors & Brady

Cole Cottage Station Road

Worstead, North Walsham

At Cole Cottage, life settles into a calm and comfortable rhythm, shaped by its quiet rural setting. Mornings feel easy, with soft natural light and views across the garden offering a gentle start to the day. The layout gives you the freedom to use each space as you need, whether that's finding a quiet corner to unwind or gathering together more sociably. The kitchen sits at the heart of daily life, connecting naturally with the rest of the home and making everyday routines feel simple and practical. Upstairs, the bedrooms provide a comfortable retreat, offering both space and privacy for family or guests. Outside, the garden is an inviting spot to spend time, whether that's enjoying a bit of sunshine or relaxing in the fresh air. Altogether, Cole Cottage offers a lifestyle that feels balanced, easy-going, and quietly connected to its surroundings.

- Believed to date back to around 1830, offering a sense of heritage
- Peaceful village setting surrounded by open countryside
- Four well-proportioned double bedrooms
- En-suite to the main bedroom plus a family bathroom
- Four versatile reception rooms to suit different needs
- Cosy snug with a multi-fuel burner
- Sitting room featuring a traditional open fireplace
- Bright sun room overlooking the garden
- South-facing rear garden with established planting and pergola area
- Off-road parking for up to three vehicles



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The Location

Worstead is a welcoming North Norfolk village that offers a relaxed, countryside lifestyle while still being practical for everyday living. Set among open farmland, it has a calm, spacious feel that appeals to those who enjoy rural surroundings without feeling cut off. The nearby market towns of North Walsham and Stalham provide a wider range of shops and services, while Norwich is easily reached for city amenities.

The village itself benefits from useful local facilities, including a primary school, village hall, and a railway station with regular services to Norwich and the coast. These amenities support a strong sense of community, with events and activities that help the village feel friendly and lived-in rather than purely historic or tourist-focused.

With the Norfolk Broads and the coast close by, Worstead is well placed for outdoor leisure, from waterside walks to cycling and nature spotting. Overall, it is an appealing village for those looking for a comfortable pace of life, combining rural charm with everyday convenience in a well-connected setting.



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Station Road, Worstead

This charming four double bedroom home, believed to date back to around 1830, sits in the peaceful village of Worstead, surrounded by open fields that give it a real sense of space and countryside calm. The property carries a quiet sense of history, with a layout that has evolved over time to suit modern living while still retaining its original character.

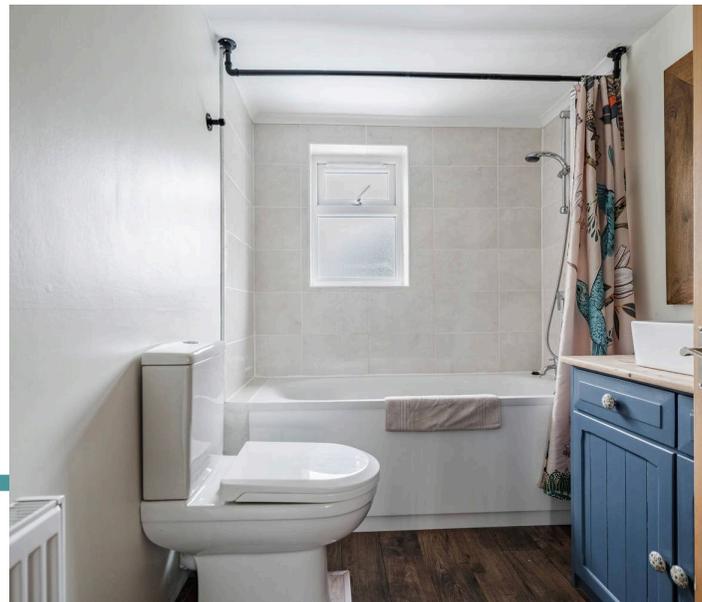
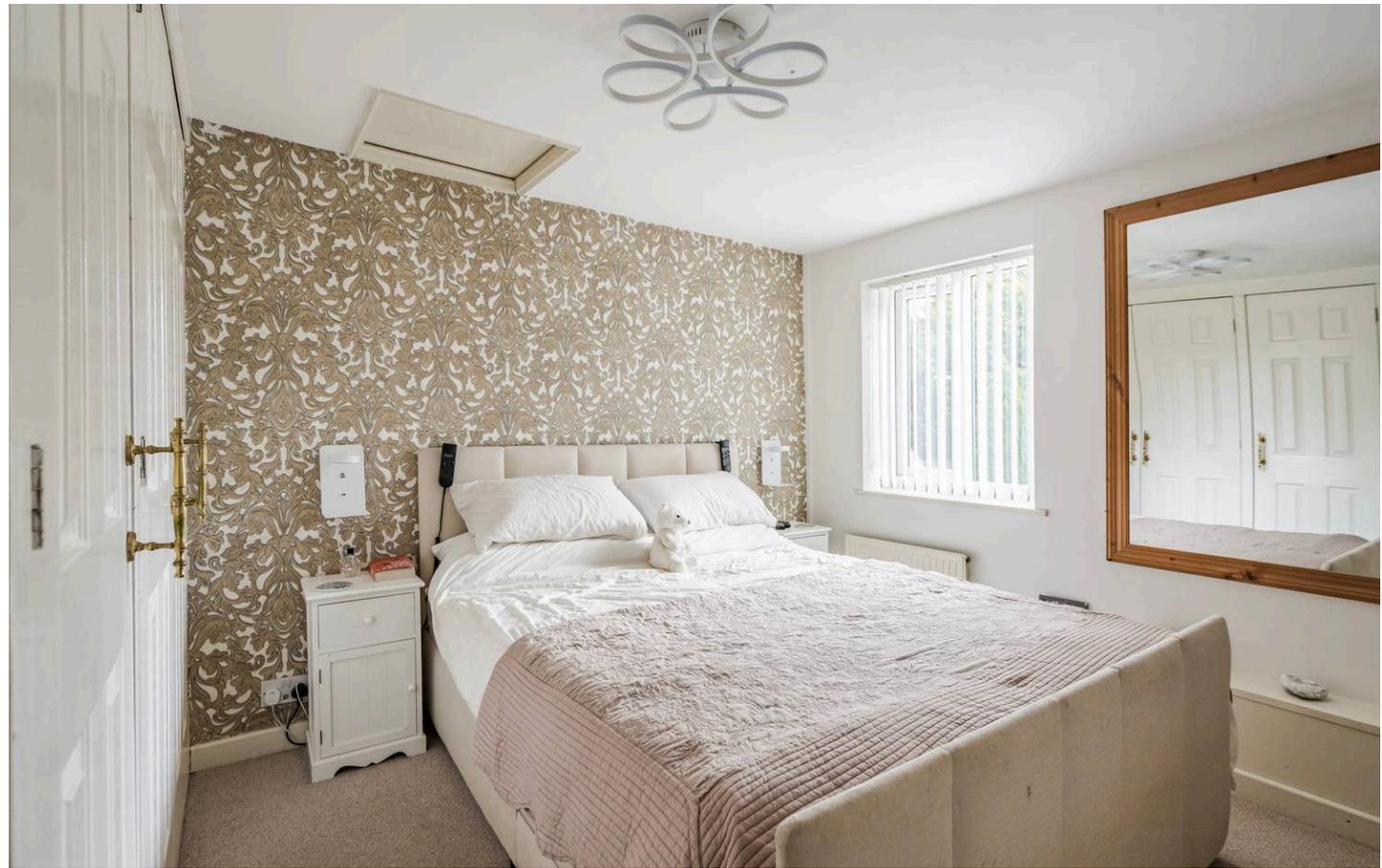
Inside, the house offers four reception rooms, each with its own feel and purpose. There is a cosy snug with a multi-fuel burner, ideal for colder evenings, and a sitting room featuring a traditional cast open fire that adds warmth and character.

A bright sun room provides a more relaxed space to enjoy views of the garden throughout the year, while the breakfast room sits alongside the kitchen, creating a natural hub for day-to-day living.

The kitchen itself has been updated in a simple but effective style, with rich navy units complemented by chrome accents. It is fully integrated and designed to be practical, with access through to both the rear garden and a separate utility room.

A pantry adds useful additional storage, helping to keep the main kitchen space uncluttered.

Upstairs, the property continues to offer generous accommodation with four double bedrooms. The main bedroom benefits from its own en-suite, while the remaining rooms are served by a well-proportioned family bathroom.



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Outside, the rear garden enjoys a southerly aspect, making the most of natural light throughout the day. It is mainly laid to lawn, with established planting including blooming roses that bring colour during the warmer months.

A sheltered pergola area provides a more private spot for seating and currently houses the vendors' hot tub, creating a space that can be enjoyed year-round.

To the front, there is parking available for up to three cars, completing what is a well-balanced home in a quiet rural setting.

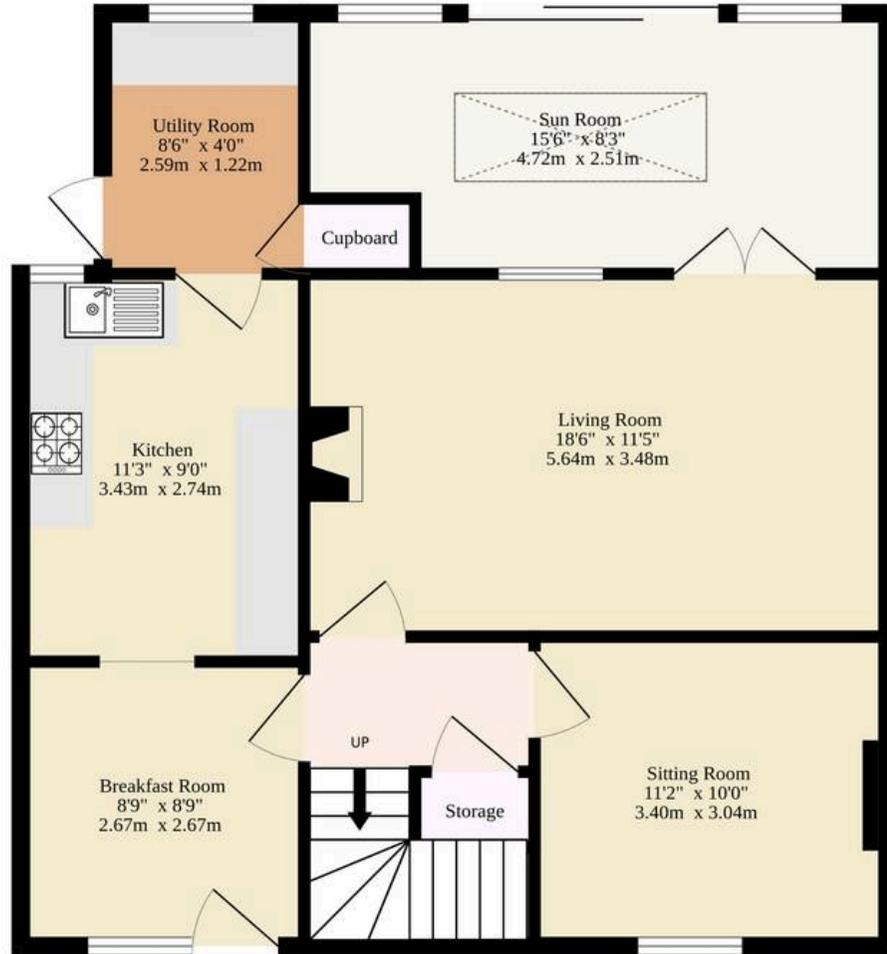
Agents Note

This property will be sold freehold and connected to mains water and electricity, with oil-fired heating and septic tank.

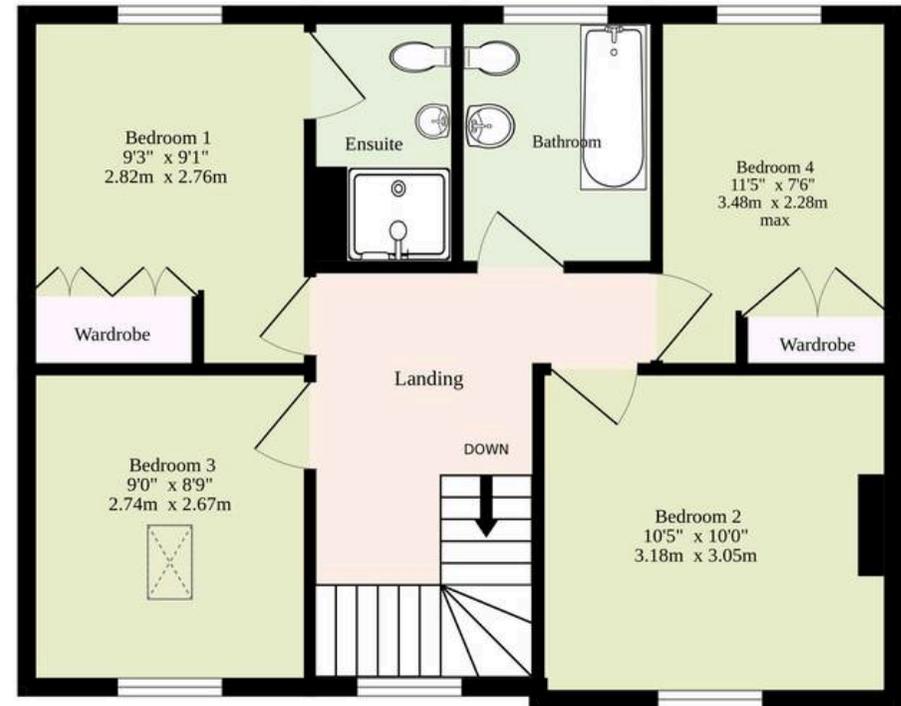
Please note: In response to the question about flooding within the last five years, the property experienced minor flooding approximately three years ago due to runoff from a neighbouring farmer's field. The issue has since been fully resolved. There was no significant internal damage, such as major carpet saturation.



Ground Floor
700 sq.ft. (65.0 sq.m.) approx.



1st Floor
486 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 1186 sq.ft. (110.2 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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Minors & Brady
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