



Rose Cottage Hoolehouse Road, Witton

Minors & Brady



Rose Cottage Hoolehouse Road

Witton, North Walsham

Occupying a remarkable rural setting amidst rolling farmland and open countryside, Rose Cottage is a distinguished period home set within approximately two acres (stms) of established grounds. This attractive brick and flint cottage, believed to date from 1832, offers a wealth of original character alongside generous living accommodation and exciting opportunities for future enhancement. Framed by mature gardens, an orchard and sweeping meadowland, and enjoying far-reaching views across the surrounding landscape, Rose Cottage represents an increasingly scarce opportunity to acquire a quintessential Norfolk home in an exceptional countryside setting.

Agents Notes

Freehold.

Connected to mains water and electricity.

Septic tank.

Oil central heating system.





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The Location

Witton is a peaceful North Norfolk village enjoying an attractive countryside setting whilst remaining conveniently placed for both the coast and nearby market towns. Surrounded by open farmland and quiet country lanes, the village offers a wonderful sense of space and tranquillity, making it ideal for those seeking a more relaxed rural lifestyle.

The area is particularly popular with walkers, cyclists and nature lovers, with easy access to a network of rural footpaths and some of Norfolk's finest countryside. The stunning coastline at Mundesley, Happisburgh and Cromer is within easy reach, offering sandy beaches, coastal walks and a variety of leisure opportunities.

Everyday amenities can be found in nearby North Walsham, which provides a good selection of shops, supermarkets, schools, healthcare facilities and rail connections. The city of Norwich is also readily accessible, offering extensive shopping, dining, cultural attractions and an international airport.

Combining the peace and charm of village life with convenient access to the coast, countryside and local amenities, Hoolehouse Road enjoys a desirable position within one of North Norfolk's most attractive rural locations.



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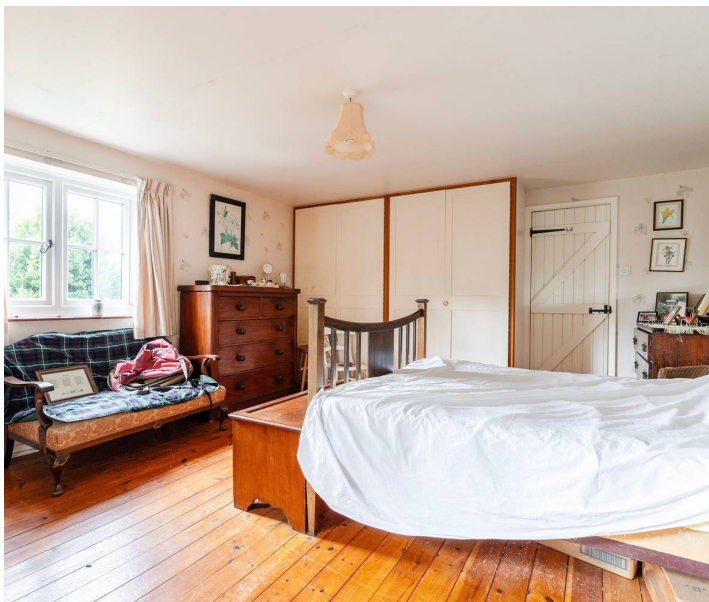
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Rose Cottage occupies an exceptional rural setting, approached via quiet country lanes and surrounded by open farmland within a remarkably preserved pocket of Norfolk countryside. Positioned between the county's celebrated coastline and the expansive waterways of the Broads, the property enjoys an enviable sense of privacy and space, immersed in a landscape of rolling fields, mature trees and far-reaching rural views.

Believed to date from 1832, Rose Cottage is a highly attractive example of traditional Norfolk brick and flint architecture. The property has evolved sympathetically over the years, retaining many of its original features while benefiting from ongoing refurbishment and enhancement. Successive owners have thoughtfully expanded the surrounding landholding, creating a delightful small estate extending to approximately two acres (stms).

Upon entering through the gates, an extensive driveway unfolds across the front of the property, providing generous off-road parking and access to a substantial double garage and workshop with power connected. The outbuilding presents excellent versatility for vehicle storage, hobbies, workshop use or general ancillary accommodation, while the overall scale of the grounds offers considerable scope for further enhancement. Subject to the relevant planning permissions, there is exciting potential to renovate, extend or reimagine the existing house to create an outstanding contemporary country residence tailored to individual requirements.



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Entry can be gained either through the practical utility room entrance or via the charming porch, where a convenient cloakroom serves guests and day-to-day family life. Beyond, the reception hall provides an introduction to the character of the home, showcasing a collection of original details that celebrate its heritage. Traditional tiled flooring, cottage-style windows, exposed brickwork and period features create a warm and welcoming backdrop, reflecting the property's long history while providing comfortable accommodation for modern living.

At the heart of the house lies the farmhouse kitchen and dining room. Fitted with a range of traditional cabinetry, the room centres around a classic Aga, providing both practical functionality and undeniable character. There is ample space for informal dining and breakfast seating, while the arrangement allows for effortless day-to-day use. Adjoining the kitchen, a traditional utility room provides additional storage, preparation areas and laundry facilities, ensuring the practical requirements of country living are well catered for.

Flowing naturally from the sitting room is a further reception area, arranged around a striking brick-built fireplace with an inset wood-burning stove. Rich in character and generous in scale, this versatile room can accommodate a variety of seating, dining and entertaining arrangements. The combination of exposed brickwork, natural light and impressive proportions creates an atmosphere equally suited to relaxed family living and larger gatherings.



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A distinctive staircase rises from this reception space to a mezzanine study above. Occupying an elevated and private position, this area offers an ideal environment for home working, reading or creative pursuits, benefiting from separation from the principal living areas while remaining connected to the heart of the home.

Adding further versatility to the accommodation is an impressive conservatory, positioned to maximise views of the surrounding gardens and grounds. Glazed on all sides, the room enjoys panoramic vistas across the landscape and captures natural light throughout the day. French doors provide direct access to the gardens, creating a seamless transition between indoor and outdoor living during the warmer months.

The first-floor accommodation is accessed via a separate staircase rising from the reception hall. Here, three well-proportioned bedrooms provide comfortable and flexible sleeping arrangements. Each room enjoys attractive views across the surrounding countryside or gardens, reinforcing the property's strong connection to its rural setting. One bedroom benefits from built-in wardrobes, while all retain the character and charm synonymous with a period cottage of this nature. Serving the bedrooms is a family bathroom fitted with a traditional four-piece suite comprising a bath, separate shower cubicle, wash basin and WC.



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The grounds are a defining feature of Rose Cottage and undoubtedly one of its greatest assets. Extending to approximately two acres (stms), they have been carefully cultivated and enhanced over many years to create a diverse and highly attractive landscape. Immediately surrounding the house, the established cottage garden is filled with mature planting, flowering borders and specimen trees, creating structure, colour and year-round interest.

For keen gardeners, the greenhouse and timber outbuildings create exciting opportunities for cultivation and self-sufficiency, while the open ground offers significant potential for vegetable gardens, productive planting schemes or lifestyle-based agricultural pursuits.

The scale and flexibility of the land also lends itself to a variety of alternative uses. Those with equestrian interests, smallholding aspirations or a desire to keep livestock may find the property particularly appealing, subject to any necessary consents and requirements. Equally, sections of the land may offer income-generating potential through rental or ancillary uses. Separate access from the lane directly into the landholding further enhances its practicality, allowing independent access without disturbing the main residence.

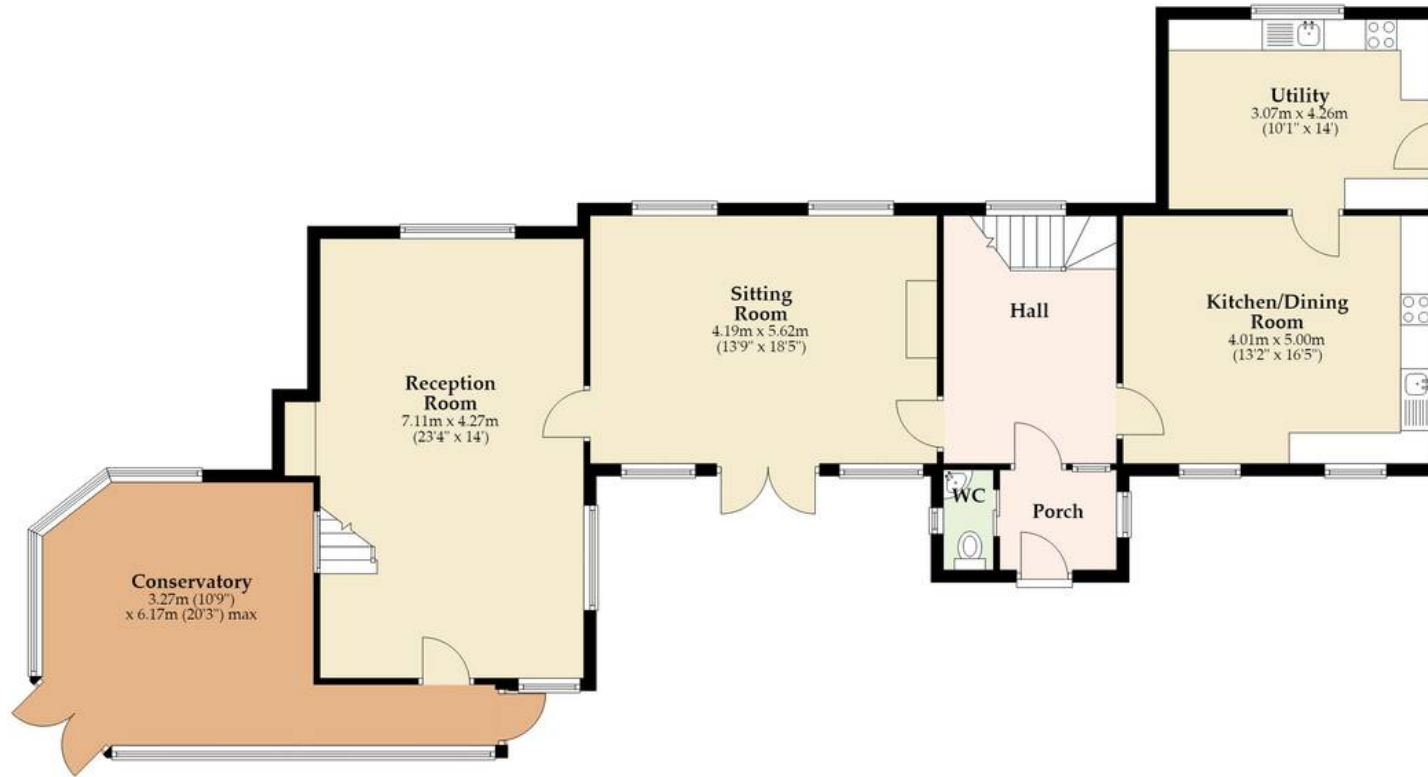
Occupying a privileged position between the Norfolk coast and the Broads, and set within approximately two acres of enchanting gardens and meadowland, Rose Cottage is a home of considerable charm, presence and potential, offering an exceptional lifestyle within one of the county's most treasured landscapes.



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Ground Floor

Approx. 126.6 sq. metres (1362.5 sq. feet)



First Floor

Approx. 73.2 sq. metres (787.5 sq. feet)



Garage

Approx. 46.0 sq. metres (494.9 sq. feet)



Total area: approx. 245.7 sq. metres (2644.9 sq. feet)

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.
Plan produced using PlanUp.

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Dreaming of this home?
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Minors & Brady
Your home, our market



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