



3 Pebble Cottages Long Common Stalham Road, East Ruston

Minors & Brady



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East Ruston, Norwich

Character, countryside views and a stunning garden combine to make this charming cottage a truly special find. Beautifully updated whilst retaining its period appeal, this brick and flint end-terrace home benefits from a new roof in 2024, a stylish recently fitted kitchen and a contemporary shower room. Three bedrooms, a separate dining area, utility room and useful store provide surprisingly generous accommodation throughout. Outside, the substantial plot features landscaped and decked areas leading to an exceptional lawned garden with uninterrupted views across open fields beyond. With off-road parking available to the side and a peaceful rural setting, this is a must-see home that offers the perfect blend of character, space and modern comfort.

- Charming brick and flint end-terrace cottage, beautifully blending period character with contemporary styling, creating a home full of charm
- Extensively improved throughout, including a new roof fitted in 2024, providing peace of mind
- Stylish recently fitted kitchen, finished in a neutral colour palette with attractive wood-effect worktops and striking monochrome accents for a timeless, modern feel
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- Characterful sitting room, offering a warm and welcoming atmosphere with neutral décor that complements the cottage's period appeal and maximises natural light
- Contemporary shower room, featuring a sleek Crittall-inspired design



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The Location

East Ruston is a picturesque North Norfolk village that offers an attractive blend of countryside tranquillity, coastal charm and everyday convenience. Surrounded by open farmland and situated between the Norfolk Broads and the county's beautiful coastline, the village provides an idyllic setting for those seeking a slower pace of life without feeling isolated.

Despite its peaceful rural feel, East Ruston benefits from a strong sense of community and a number of well-regarded local attractions. The village is home to a primary school and the popular Butcher's Arms, a traditional village pub and restaurant that serves as a welcoming hub for both residents and visitors. One of the area's most celebrated landmarks, East Ruston Vicarage Garden, is located within the village and is widely regarded as one of the finest private gardens in the country, attracting visitors throughout the year.

Just a short drive away, the market town of Stalham provides a comprehensive range of amenities including a Tesco supermarket, doctors' surgery, post office, schools, independent shops, cafés and everyday services.

The nearby Norfolk Broads offer endless opportunities for boating, sailing, walking and wildlife watching, while the sandy beaches at Happisburgh, Sea Palling and Waxham are all easily accessible for coastal walks and days by the sea.

The surrounding area is renowned for its natural beauty, with a wealth of country lanes, footpaths and cycling routes to explore.





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Pebble Cottages, East Ruston

Bursting with character, beautifully updated and enjoying far-reaching field views to the rear, this delightful brick and flint end-terrace cottage offers the perfect blend of period charm and modern style. Benefiting from a new roof in 2024, a recently fitted kitchen, generous outdoor space and a substantial garden plot, this is a home that must be viewed to be fully appreciated.

From the moment you arrive, the attractive brick and flint façade hints at the property's character and individuality. Stepping inside, the sitting room immediately creates a warm and welcoming atmosphere, with tasteful neutral décor enhancing the sense of light and space. This inviting room offers the perfect setting for cosy evenings, family gatherings or simply relaxing at the end of the day, while retaining the charm expected from a cottage of this nature.

The kitchen has been thoughtfully updated and provides a stylish yet practical space for everyday living. Finished in a contemporary neutral palette with attractive wooden-style worktops and striking monochrome accents, it balances modern design with cottage character. The wooden internal doors, complemented by black ironmongery and glazed balustrade-style inserts, continue the carefully considered styling throughout the home. Positioned adjacent to the kitchen, the shower room has also been modernised and features sleek monochrome finishes alongside a contemporary Crittall-inspired shower enclosure, creating a stylish and practical space.

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A central hall links the accommodation and leads through to a dedicated dining area, providing a separate space for family meals and entertaining. Beyond this, a useful utility room offers additional storage and laundry space, while a large adjoining store room presents excellent versatility for hobbies, storage or workshop use.

Upstairs, the cottage continues to offer surprisingly generous accommodation. Three bedrooms are arranged around the landing, each providing flexibility for family life, guests or home working. The layout allows buyers to adapt the space to suit their own requirements while maintaining the charming cottage feel found throughout the property.

Externally, the property truly comes into its own. The substantial garden plot offers an abundance of outdoor space that is rarely found with cottages of this style. Beautifully arranged with gravelled sections, landscaped areas and a decked seating space, the garden provides multiple areas to relax, entertain and enjoy the surroundings.



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Beyond these spaces lies an exceptionally generous lawn, creating endless opportunities for gardening, family activities or simply appreciating the peaceful setting.

Backing onto open countryside, the garden enjoys stunning field views that stretch beyond the boundary, providing a wonderful sense of space and tranquillity. Whether enjoyed from the deck with a morning coffee or from the lawn on a summer evening, the outlook is a truly special feature of the home.

To the side of the property, off-road parking is available, providing practical convenience, although purchasers should note that not all of the parking area is allocated to the property.

Agent's Note

This property will be sold freehold and connected to mains water, electricity and drainage.

Please note the property is subject to a flying freehold.

Maintenance: £50 per annum for shared area.



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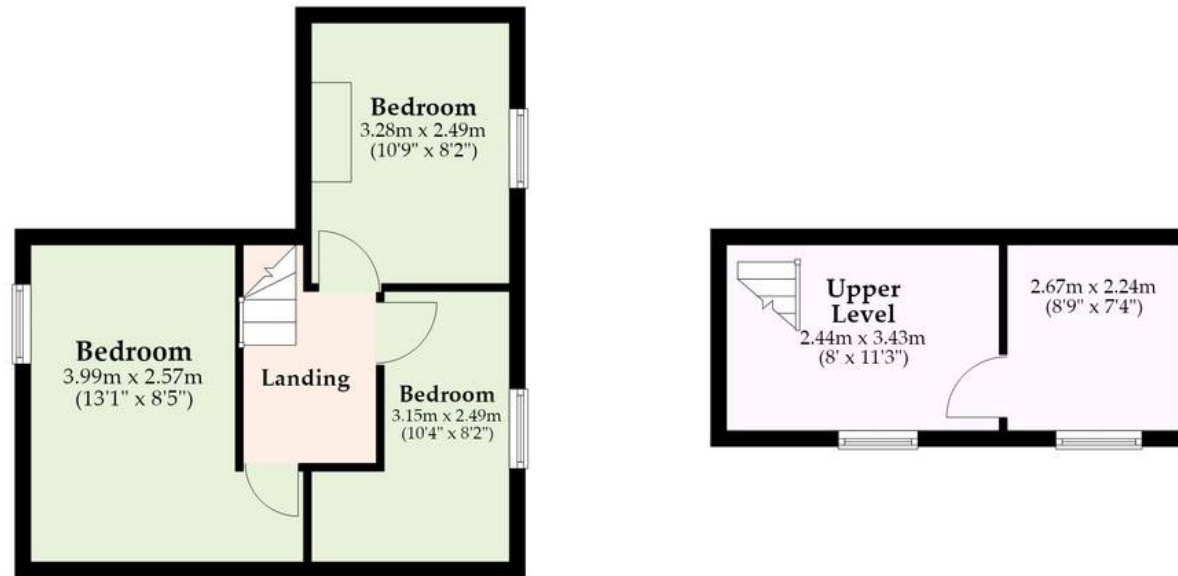
Ground Floor

Approx. 58.2 sq. metres (626.6 sq. feet)



First Floor

Approx. 46.4 sq. metres (499.8 sq. feet)



Total area: approx. 104.6 sq. metres (1126.4 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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