

4 bed cottage to buy in NR19

Quebec Road, Dereham, Norfolk, NR19 2QX

£220,000 Starting Bid

x 4 x 3 x 3

Tenure

Freehold

Off Street parking

Garden

Property features

- Being Sold via Secure Sale online bidding. Terms & Conditions apply
- Quaint semi-detached Carrstone Cottage
- Set within a designated conservation area and recognised as a 'Place of Local Historic
- Generous and adaptable accommodation arranged across the main cottage and separate

Key Information

- Council Tax: Band A
- EPC Rating: D
- Heating supply: Oil
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTP (fibre to the premises)

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

0121 661 8465
midlands@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply

We are delighted to present this charming and distinctive period home, ideally situated within a designated Conservation Area and recognised as a 'Place of Local Historic Interest'.

Originally a traditional carrstone cottage, the property has been thoughtfully extended in brick to create a spacious and versatile home, combining character features with modern practicality. The accommodation includes two generous double bedrooms, attractive and characterful reception areas, and a self-contained one-bedroom annex, offering excellent flexibility for extended family, guests, home working or potential additional income.

Externally, the property benefits from ample off-road parking, useful outbuildings and established outdoor space, providing both practicality and further potential.

Conveniently located for Dereham Town centre, local schools and doctors, while also offering straightforward access towards the North Norfolk coast, this unique property presents an exciting opportunity for those seeking a home with an abundance of character, flexibility and genuine historical appeal.

Early viewing is highly recommended to fully appreciate the accommodation and versatility this exceptional property has to offer.

The Quaint Picture-Postcard-Cottage... - Set within a conservation area and recognised as a ‘Place of Local Historic Interest’, 2 Gingerbread Cottage is an individual period home offering generous, versatile accommodation together with a self-contained annexe, excellent parking and a range of useful outbuildings. The original cottage is constructed from distinctive local Carrstone, while a later brick extension has increased the living space and created a home that combines historic character with practical modern comforts.

Approached via a private off-road parking area with space for up to three vehicles, the property immediately reveals its wonderfully individual appearance. A large timber shed, separate bicycle store and additional storage building provide plenty of room for tools, outdoor equipment and hobbies, while the garden offers an attractive setting in which to relax and entertain.

The main entrance opens into a bright, contemporary kitchen and dining room, fitted with an electric oven, induction hob and fridge-freezer. There is ample space for a dining table, making this a sociable everyday room, while the oil-fired boiler is also discreetly housed here. From the kitchen, the accommodation continues to a useful ground-floor shower room with space and plumbing for a washing machine.

Original details have been retained throughout the cottage, including a stained-glass window and period fireplaces, bringing warmth and personality to the interior. The principal sitting room provides a comfortable space in which to unwind and features a wood-burning stove as its natural focal point, ideal for cooler evenings.

Upstairs, a light-filled landing leads to two particularly well-proportioned double bedrooms, both capable of accommodating king-size or larger beds. One bedroom includes an original fireplace and access to the insulated loft, which benefits from power and lighting, while the principal bedroom enjoys useful storage, a rooflight and a window overlooking the garden. A family bathroom, also illuminated by a rooflight, completes the first-floor accommodation. The thoughtful use of rooflights throughout allows natural light to reach every part of the upper floor.

A significant feature of the property is the separate one-bedroom annexe, offering excellent flexibility for visiting family, independent living, home working or potential holiday accommodation, subject to any necessary consents. Entered through its own hallway, the annexe includes a walk-in shower room, a comfortable double bedroom with storage and an open-plan kitchen, dining and living area. The kitchen is equipped with an electric oven and washing machine, while electric heating and a second wood-burning stove ensure the space can be enjoyed throughout the year.

The property benefits from mains electricity and water, oil-fired heating to the main cottage and private drainage via a septic tank. It is offered chain-free and is available for immediate occupation.

2 Gingerbread Cottage enjoys a convenient position on the outskirts of Dereham, combining a distinctive historic setting with ready access to the town's extensive amenities. Dereham town centre provides a broad selection of independent shops, cafés, supermarkets and everyday services, together with leisure facilities and public transport connections. Families are well served by primary and secondary schooling in and around the town, while doctors' surgeries, pharmacies and other healthcare facilities are also within easy reach.

For commuters and those wishing to explore the wider county, Dereham provides convenient access to the A47, linking Norwich, King's Lynn and the surrounding Norfolk countryside. Norwich offers a wider range of shopping, cultural and employment opportunities, while the market towns and villages of central Norfolk are readily accessible. The celebrated North Norfolk coast, with its sandy beaches, nature reserves, coastal walks and traditional seaside communities, is also within comfortable driving distance.

Rich in character and history, yet highly adaptable for modern life, 2 Gingerbread Cottage represents a rare opportunity to acquire a distinctive home with a valuable independent annexe in a well-connected Norfolk location.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £220,000

Property Type: Cottage

USPs: Garden, Chain free

Parking: Off Street

Year built: 1836

Construction materials: Stone built

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Coalfield or mining area: No

Listed property: Yes

Conservation area: Yes

Public rights of way: No

Adaptions for accessibility: No

Required access: No

Heating: Oil

Electric: National Grid

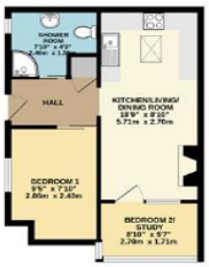
Water: Direct mains water

Water meter: No

Sewerage: Septic Tank

Air conditioning: No

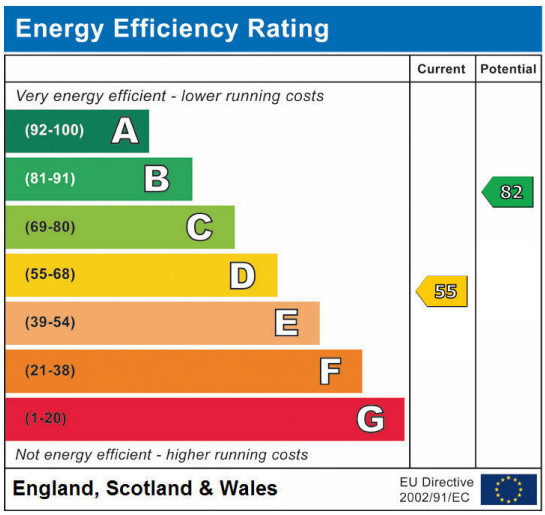
Broadband: FTTP (fibre to the premises)





TOTAL FLOOR AREA : 1224 sq.ft. (113.7 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.
Made with Metropix ©2026



Quebec Road, Dereham, Norfolk, NR19 2QX

Contact your local branch today for more information on this property:

Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0121 661 8465, midlands@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.