



## Old Manor House Coast Road, Walcott

In Excess of £400,000



# Old Manor House Coast Road

Walcott, Norwich

Situated just a short walk from Walcott's coastline, this charming detached 17th-century thatched cottage offers a serene lifestyle amidst beautiful scenery and quiet surroundings. Steeped in history and character, this property presents well-presented interiors, versatile living spaces, and a beautiful exterior. Don't miss the chance to acquire this one-of-a-kind home and experience all it has to offer.

## LOCATION

Walcott is a charming coastal village located along the stunning North Norfolk coastline. With its golden sandy beach and breath-taking views of the North Sea, this idyllic location offers a tranquil and picturesque setting for residents and visitors alike. The village is known for its traditional seaside charm, with a long history of welcoming holidaymakers to its shores. The beach is a popular destination for family days out and seaside adventures.

Walcott is a haven for those seeking relaxation and a slower pace of life. With its friendly community, post office, cafes, and pubs, the village exudes a warm and welcoming atmosphere, making it a delightful place to call home. Walcott remains well-connected to nearby towns and cities. The historic market town of North Walsham is a short drive away, offering additional amenities and transport links.





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Approaching the property, one is immediately struck by its timeless appeal and quaint facade. Step inside to discover a farmhouse-style kitchen and breakfast room, complete with traditional features and modern amenities. This heart of the home provides a warm and inviting space to gather and entertain, with ample room for dining or relaxing. A comfortable sitting room awaits, accentuated by a wood burner that radiates warmth and charm throughout. Hosting friends and family is made effortless with a formal dining room ideal for intimate gatherings or special occasions.

An additional highlight of this home is the sun-lit garden room that offers views of the exterior, creating a seamless connection between indoor and outdoor living spaces. For those in need of additional living space, two reception rooms offer flexibility for a home office, games room, or playroom, while a functional utility room ensures convenience and organisation in daily tasks.

Ascending to the upper level, three double bedrooms await, each thoughtfully designed to offer relaxation and privacy. Each room exudes its own unique character and charm, for you to personalise to your own requirements. The presence of a bathroom on each floor ensures convenience and ease for all residents in the household.







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Stepping outside, the generous size garden beckons with endless possibilities for outdoor enjoyment. Whether it be gardening, outdoor activities, or simply relaxing in the afternoon sunshine, this outdoor space is a beautiful space awaiting the personal touch of its new owners. Convenience is key with a driveway providing off-road parking, ensuring easy access to the property at all times.

### AGENTS NOTES

We understand that this property is freehold.

Connected to mains water, electricity and a cesspit tank.

Heating system - Oil.

Re thatched 3.5 years ago.

Council Tax Band: E



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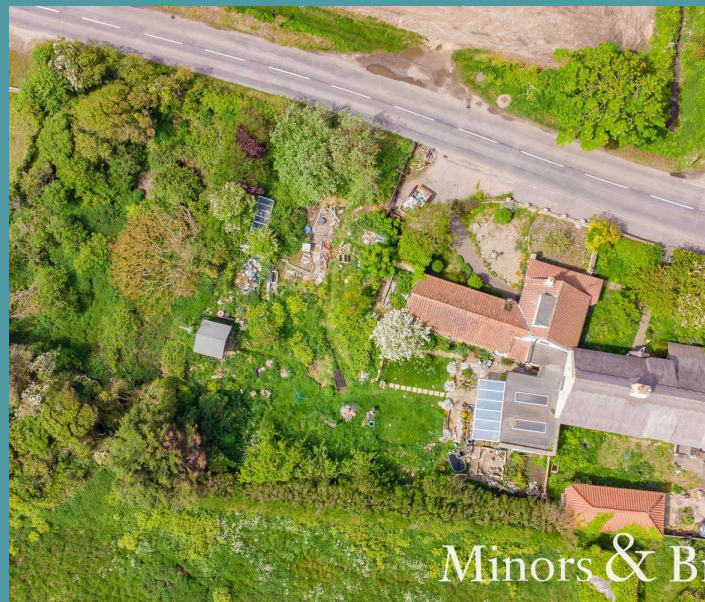
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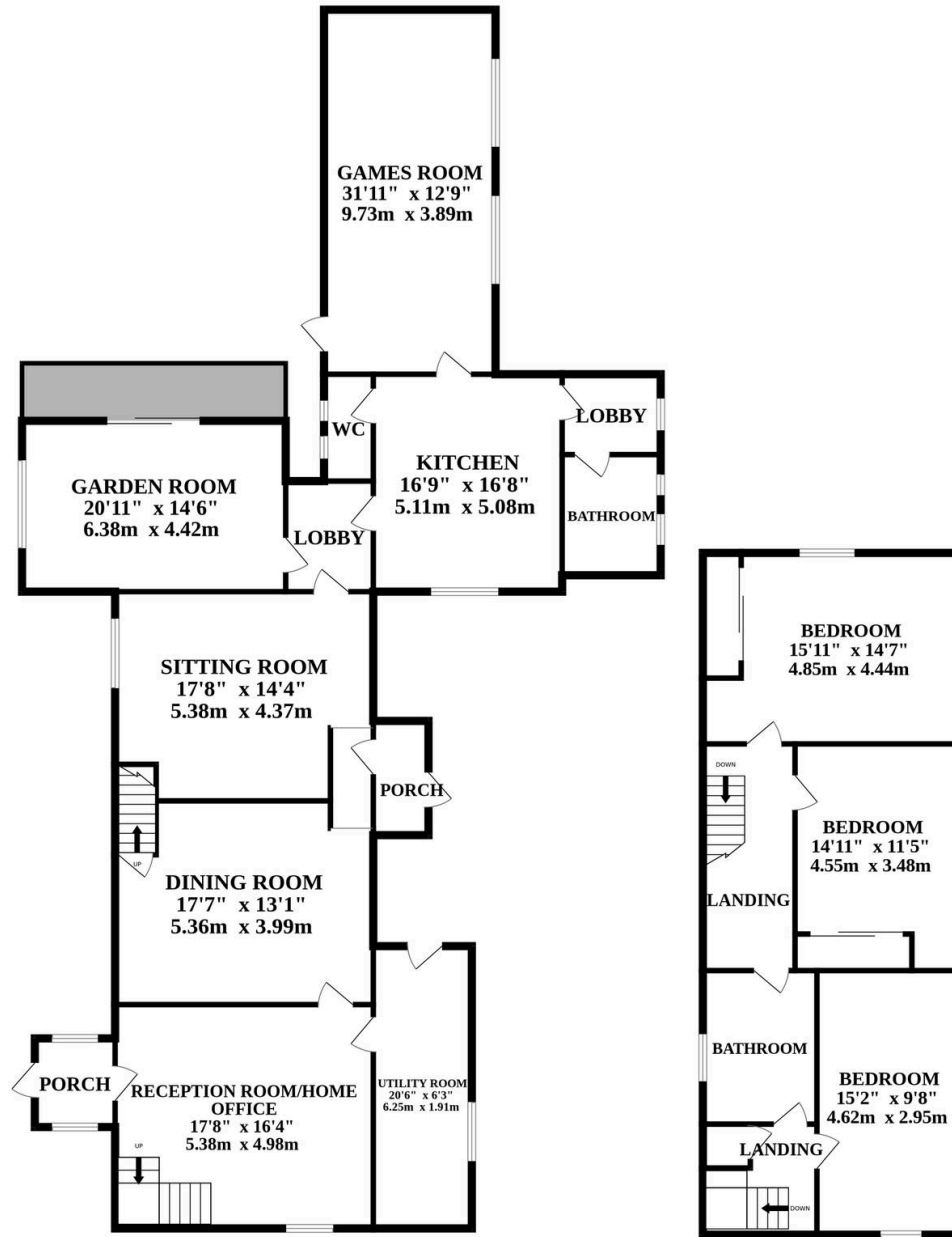
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- Detached 17th century thatched cottage
- Situated a short walk from the coast with beautiful scenery and quiet surroundings
- Farmhouse style kitchen/breakfast room
- Comfortable sitting room accentuated by a wood burner & a formal dining room to encourage gatherings
- Sun-lit garden room offering views of the exterior
- Two versatile reception rooms & a functional utility room
- Three double bedrooms & a family bathroom
- Generous size garden offering endless possibilities for outdoor enjoyment
- Driveway providing off-road parking
- Desirable coastal village of Walcott - Close proximity to local amenities







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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