



Minors & Brady

Manships School Road, Ludham

Guide Price £475,000

Manships School Road

Ludham, Great Yarmouth

Dating back to the 1700's, this characterful cottage sits on 0.4 acres (stms) of beautifully maintained grounds, in the Broads National Park Village of Ludham. Steeped in history and charm, the properties original features include a red brick inglenook fireplace and exposed beams. Showcasing two reception rooms, a well-equipped kitchen with modern upgrades and five bedrooms. Don't miss the chance to acquire this charming home and experience the family lifestyle it has to offer.

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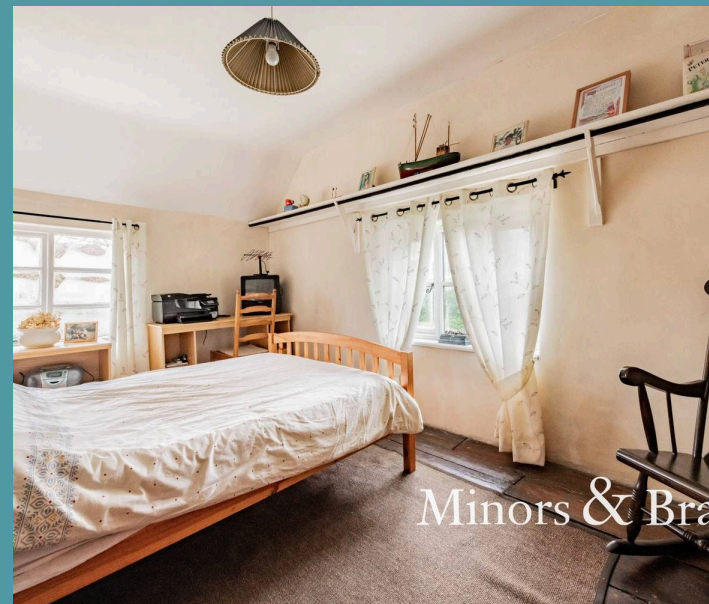
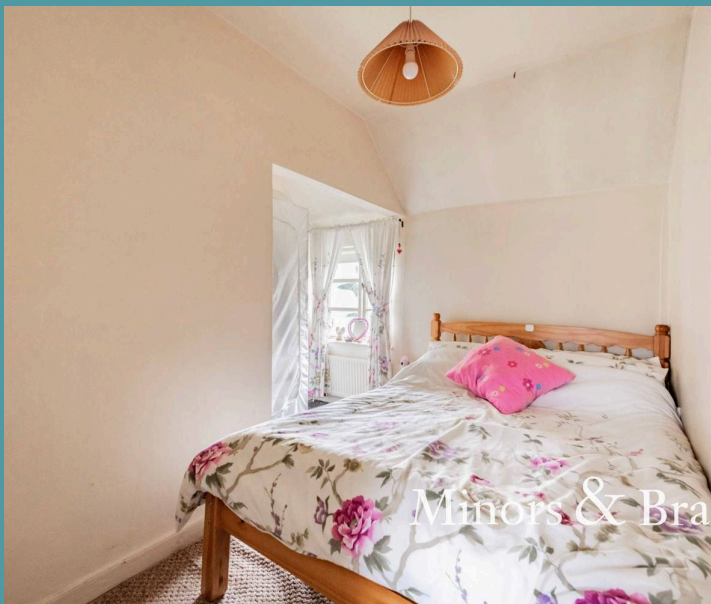
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Ludham, Great Yarmouth

Steeped in history, this charming cottage proudly retains many of its original character features, including striking exposed beams that add a touch of rustic elegance to the interior. You are welcomed into a warm and inviting atmosphere, with a layout that effortlessly combines traditional charm with modern conveniences. The flexible accommodation includes two charming reception rooms that are ideal for both relaxation and entertaining, ensuring there is plenty of space for everyone to enjoy. A standout feature is the charming red brick inglenook fireplace with inset wood burner for those colder evenings.

The kitchen is well-equipped with modern fixtures and fittings, effortlessly combining practicality with style, making it a focal point of the home. Fitted with units, integrated appliances and a Butler sink, to enhance your cooking experience. Offering plenty of storage and counter-top space for meal preparation.

Spread across two floors, this beautiful family home offers five sizeable bedrooms, each thoughtfully designed with comfort and relaxation in mind. The ground floor bedroom flaunts a private en-suite, adding a luxury yet convenient touch. The second bedroom is complemented by a walk-in wardrobe for your everyday essentials. The family bathroom ensures that convenience and comfort are always at the forefront of daily living.





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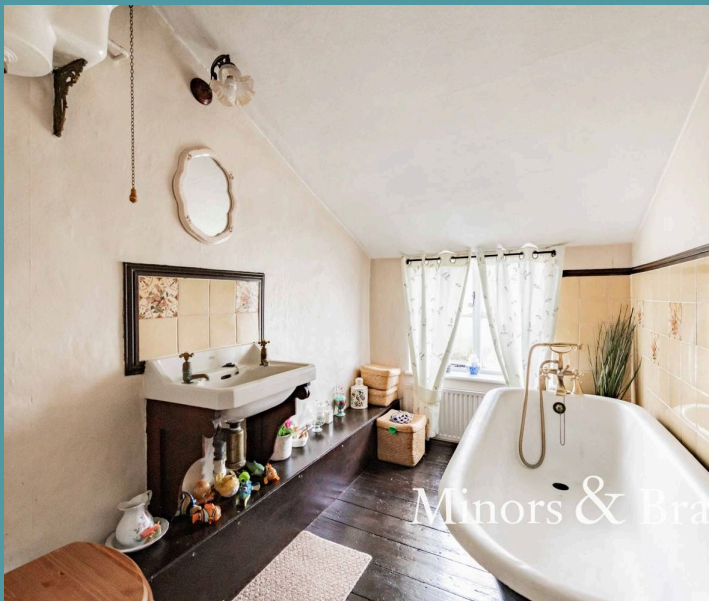
Ludham, Great Yarmouth

This extraordinary cottage sits on 0.4 acres (stms) of beautifully landscaped grounds. It is primarily laid to lawn, bordered by a wide range of botanical plants and shrubbery. Its expansive size offers endless possibilities for outdoor activities and enjoyment, whether that is gardening, hosting summer occasions or simply relaxing in the afternoon sunshine. Overall, it is fully enclosed so you can enjoy in privacy and seclusion. A shingle driveway provides off-road parking for all residents and visitors, alongside a garage for storage options.

One of the standout features of this property is the potential it offers - with ample space within the grounds, subject to obtaining the necessary planning permission, there is a rare opportunity to expand and personalise this already stunning residence to suit your needs and aspirations.

Agents Notes

We understand that this property is freehold.
Connected to mains water, electricity and drainage.
Heating system - Oil.
Council Tax Band: D





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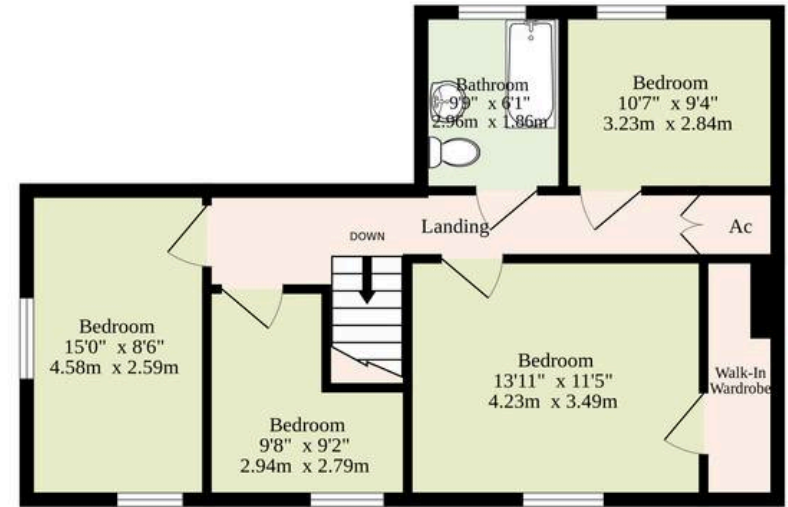
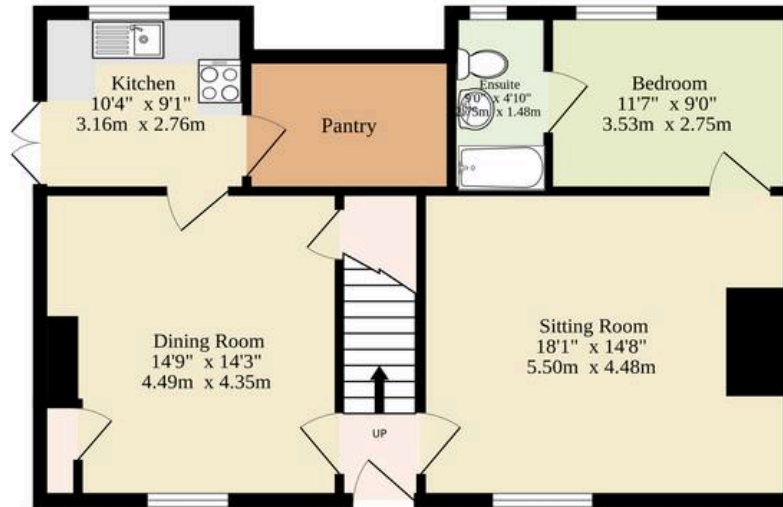
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Ludham, Great Yarmouth

- Exquisite detached cottage dating back to the 1700's, in the desired Broads National Park Village of Ludham
- Sitting on 0.4 acres (stms) of maintained grounds that are fully secluded for privacy
- Obtaining the properties original character features including exposed beams and a red brick inglenook fireplace
- Potential to build within the grounds, subject to the necessary planning permission
- Beautiful family home with flexible and spacious accommodation
- Two welcoming reception rooms suitable for relaxing and entertaining
- Well-equipped kitchen with modern fixtures and fittings
- Five bedrooms, one private en-suite, a walk-in wardrobe & a family bathroom
- Driveway providing off-road parking & a garage for storage options
- Established location within easy access to Ludham's village centre offering a range of local amenities

Ground Floor
958 sq.ft. (89.0 sq.m.) approx.

1st Floor
533 sq.ft. (49.5 sq.m.) approx.



Includes Garage, Does Not Include Hallways, Cupboards & The Walk-In Wardrobe

TOTAL FLOOR AREA : 1485sq.ft. (138.0 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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