

## Braefoot The Hill, Swanton Abbott - NR10 5EA

£375,000 Freehold

Set within a generous 1/3-acre plot (stms), this detached property in Swanton Abbot holds a rich history, originally formed from two old cottages, and even features a fully working well. The front garden offers unique potential for landscaping and outdoor living, providing ample space to create your own. Inside, the home features a sunlit entrance leading to two distinct areas, including a light-filled living room and a spacious kitchen with room for a dining setup. The upper floor offers three versatile bedrooms and a functional three-piece bathroom, ready for modernisation. With its combination of character, space, and is ideal for those looking to restore and reimagine a property with history in a peaceful setting.

Council Tax band: C

Tenure: Freehold



Set within a generous 1/3-acre plot (stms), this detached property in Swanton Abbot holds a rich history, originally formed from two old cottages, and even features a fully working well. The front garden offers unique potential for landscaping and outdoor living, providing ample space to create your own. Inside, the home features a sunlit entrance leading to two distinct areas, including a light-filled living room and a spacious kitchen with room for a dining setup. The upper floor offers three versatile bedrooms and a functional three-piece bathroom, ready for modernisation. With its combination of character, space, and potential, this home is ideal for those looking to restore and reimagine a property with history in a peaceful setting.

### The Location

Swanton Abbott is a quaint village and civil parish located around 4 miles from the market town of North Walsham, 15 miles from the seaside town of Cromer and 13.5 miles from the main city of Norwich. The village features a hall, a primary school for ages 4-11, and a church. Additional amenities, including local shops, secondary schools, and fuel stations, can be found in the nearby villages of Badersfield and



Set within a generous 1/3-acre plot (stms), this detached property in Swanton Abbot holds a rich history, originally formed from two old cottages, and even features a fully working well. The front garden offers unique potential for landscaping and outdoor living, providing ample space to create your own. Inside, the home features a sunlit entrance leading to two distinct areas, including a light-filled living room and a spacious kitchen with room for a dining setup. The upper floor offers three versatile bedrooms and a functional three-piece bathroom, ready for modernisation. With its combination of character





Set within a generous 1/3-acre plot (stms), this detached property in Swanton Abbot holds a rich history, originally formed from two old cottages, and even features a fully working well. The front garden offers unique potential for landscaping and outdoor living, providing ample space to create your own. Inside, the home features a sunlit entrance leading to two distinct areas, including a light-filled living room and a spacious kitchen with room for a dining setup. The upper floor offers three versatile bedrooms and a functional three-piece bathroom, ready for modernisation. With its combination of character, space, and potential, this home is ideal for those looking to restore and reimagine a property with history in a peaceful setting.

### The Location

Swanton Abbott is a quaint village and civil parish located around 4 miles from the market town of North Walsham, 15 miles from the seaside town of Cromer and 13.5 miles from the main city of Norwich. The village features a hall, a primary school for ages 4-11, and a church. Additional amenities, including local shops, secondary schools, and fuel stations, can be found in the nearby villages of Badgersfield and Felmingham, as well as in the main towns of North Walsham and Cromer. Swanton Abbott provides a range of countryside walks and public footpaths for locals to enjoy.

### The Hill, Swanton Abbott

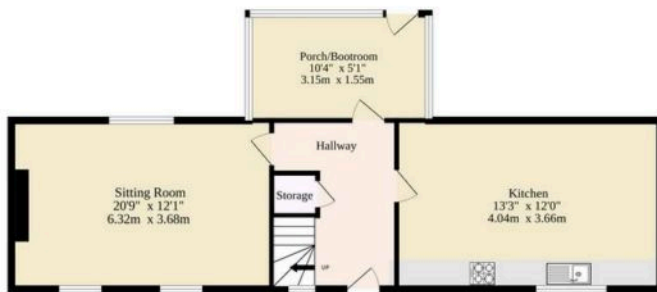
This detached property in Swanton Abbot offers an exciting opportunity for those seeking a project to modernise a large home with historical character. Set within a generous 1/3-acre plot, the property is approached via a private driveway, ensuring both privacy and ample off-road parking. The garden space, which is unusually located at the front, offers vast potential for landscaping and outdoor living to create a unique space.

Stepping into the home, you'll find a sunlit entrance that sets the tone for the warm, welcoming spaces within. On the ground floor, there are two key areas: the living room, which boasts a triple aspect, allowing natural light to flood the space, and the kitchen, which offers ample storage and a functional layout that makes daily cooking enjoyable. The kitchen is also spacious enough to accommodate a small dining set. Additionally, a practical boot room/porch is accessible via the hallway, providing a convenient space for storing outerwear and everyday essentials.

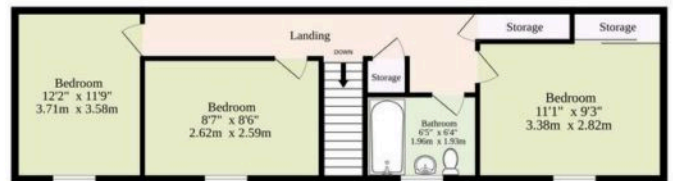
The first floor comprises three bedrooms, each offering flexibility and potential to suit a variety of needs. A three-piece bathroom completes this level, providing essential functionality while awaiting modernisation. Though this home currently requires updating, it offers incredible potential to transform into a stylish, spacious home that reflects both its history and your personal touch. Originally two old cottages, this home carries a rich history, making it an ideal choice for those looking to preserve its



**Ground Floor**  
541 sq.ft. (50.3 sq.m.) approx.



**1st Floor**  
405 sq.ft. (37.6 sq.m.) approx.



**TOTAL FLOOR AREA : 946 sq.ft. (87.9 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 ©2025

You can include any text here. The text can be modified upon generating your brochure.

You can include any text here. The text can be modified upon generating your brochure.

