



Waterside Cottage Old Street, Newton Flotman

£325,000 Freehold

Guide Price: £325,000-£350,000. Formerly serving as the village butcher's shop, this charming 1800s cottage retains its historic character, complete with a wide front door reflecting its past.

Freehold

Connected to mains electricity, water and drainage.

Council Tax band: C

Tenure: Freehold

The Location

The charming village of Newton Flotman lies in the scenic South Norfolk countryside, just off the A140, approximately 7 miles south of Norwich and 4 miles north of Long Stratton. This welcoming community offers a range of local amenities, including a primary school, doctor's surgery, convenience store, and a historic church. The village thrives on its strong sense of community, with regular events held at the village centre and social club. Residents also benefit from a well-connected bus service linking Newton Flotman to Norwich, Long Stratton, and Diss.

For a broader selection of amenities, Long Stratton is just a short drive away, offering a medical practice, supermarket, independent shops, and a variety of cafés, restaurants, and takeaways. The town also boasts a leisure centre and a high school, ensuring residents have access to essential services and recreational facilities.

Waterside Cottage



Waterside Cottage

Dating back to the 1800s, this unique and beautifully presented period cottage has a fascinating past, originally serving as the village butcher's shop before being carefully transformed into a character-filled home. Over the years, the current owners have poured their hearts into enhancing its charm while incorporating thoughtful modern touches, making it a truly special property that combines history with comfort.

As you step through the front door,



As you step through the front door, the welcoming entrance hall leads you into a spacious and inviting living room. The multi-fuel stove, set within a charming fireplace, instantly creates a cosy ambiance—ideal for relaxing evenings or gathering with family and friends. Across the hall, the separate dining room is perfect for hosting dinner parties, comfortably accommodating an eight-seater table. This versatile space also offers the potential to be used as anything you require, with the convenience of a downstairs cloakroom/W.C. just next door.

At the heart of the home lies the exceptional bespoke kitchen/breakfast room. Thoughtfully designed to be both functional and stylish, it features a range of handcrafted cabinetry, providing ample storage while maintaining a traditional aesthetic. There is plenty of space for freestanding appliances, as well as room for a breakfast table and chairs. The standout feature of this kitchen is the striking “Everhot” triple oven, an elegant yet practical addition. With direct access to the garden, this space is perfect for those who love to cook while enjoying views of the beautiful outdoor setting.

Upstairs, a central landing leads to three well-proportioned bedrooms, each exuding character and charm. The two main bedrooms are both spacious doubles, offering a tranquil retreat at the end of the day. The third bedroom is a generous single but could accommodate a double bed if needed, making it a flexible space for guests, children, or even a home office. The luxurious family bathroom is beautifully appointed, featuring an exquisite slipper bath, providing the perfect setting for relaxation.

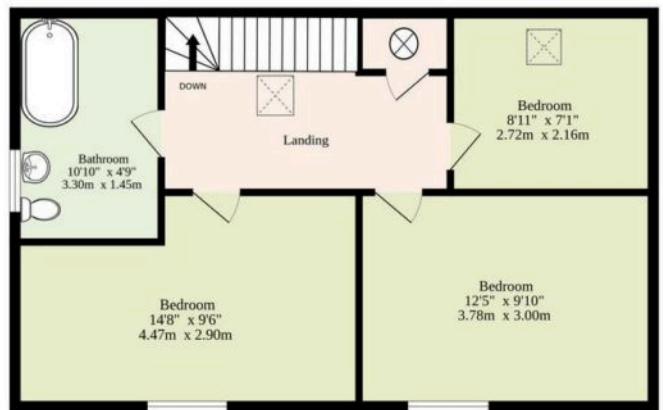
Outside, the rear garden is nothing short of spectacular. Lovingly landscaped to offer both beauty and practicality, this stunning space is a true oasis. A sun terrace directly outside the kitchen provides an ideal spot for outdoor dining, entertaining, or simply unwinding in the warmth of the evening sun. The lawn is bordered by mature plants and shrubs, offering year-round color and interest. A meandering stream flows through the bottom of the garden, adding a picturesque and peaceful touch to the setting. Beyond this, a hidden corner provides a dedicated space to grow vegetables. For added convenience, an allocated parking space is located behind the cottage, accessed via a pedestrian gate from the garden. This ensures easy access while maintaining the charm and privacy of the property’s no-through-road position.



Ground Floor
618 sq.ft. (57.4 sq.m.) approx.



1st Floor
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 1074 sq.ft. (99.8 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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