



120 The Street, Costessey

In Excess of £700,000

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Costessey, Norwich

Trinity Cottage is a captivating 15th-century Tudor residence, gracefully positioned within approximately an acre (stms) of mature, wildlife-rich gardens in the heart of Costessey's conservation area. This Grade II Listed home is a masterclass in character and craftsmanship, with original features—exposed beams, open fireplaces and parquet flooring—elegantly paired with considered modern upgrades throughout. The light-washed interior flows across four distinctive bedrooms, a charming kitchen and a versatile mix of reception spaces, perfectly suited to both family life and refined entertaining. Outside, the grounds unfold into a stunning blend of wildflower lawns, orchards, meadow paths and flint-walled courtyards, interspersed with a collection of atmospheric outbuildings. With extensive parking, complete redecoration and a setting that balances seclusion with superb connectivity, this is a home of rare provenance and enduring appeal.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





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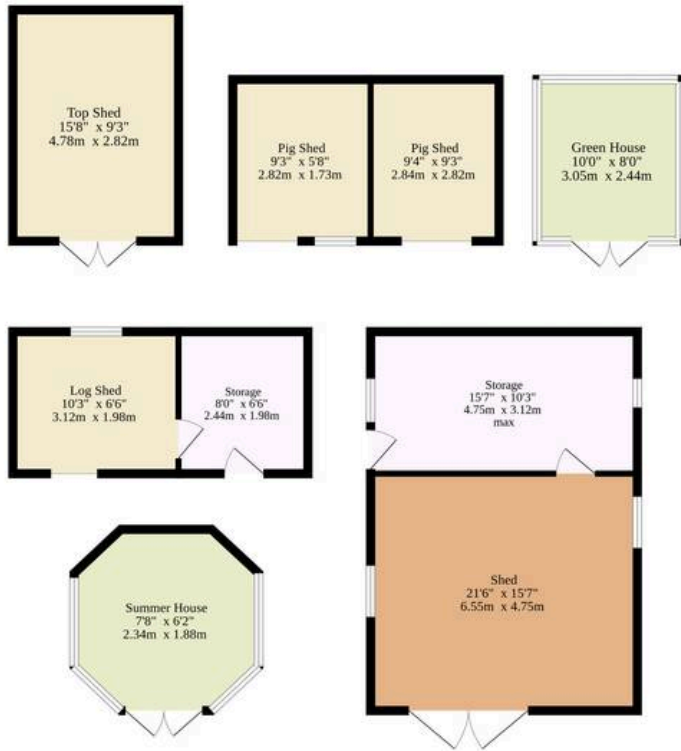
What's around you...

Set within Costessey's conservation area, Trinity Cottage, The Street enjoys a prized position among a collection of listed homes, each reflecting the historic character of the neighbourhood. This address offers the rare balance of countryside access and city convenience, with Norwich just a short drive away and swift connections to the A47 (2.9 miles) and NDR for travel further afield.

For outdoor lovers, Marriotts Way is close by—a well-loved route for walking, running and dog walks. Local life is well-served with nearby cafes, active churches and popular pubs. Village shops, a



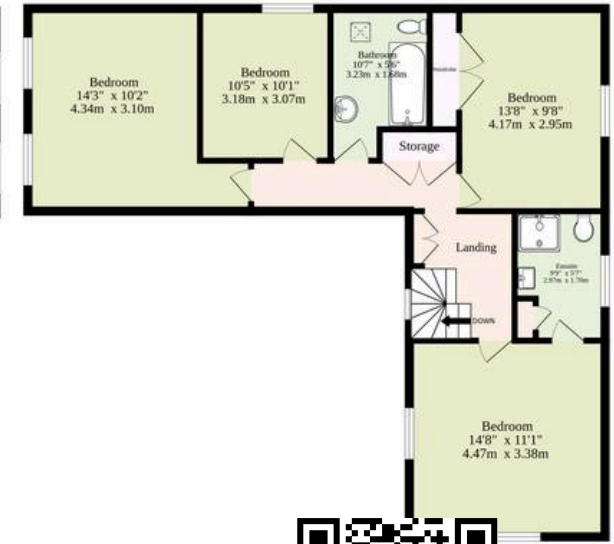
Outbuildings
1038 sq.ft. (96.4 sq.m.) approx.



Ground Floor
796 sq.ft. (74.0 sq.m.) approx.



1st Floor
816 sq.ft. (75.8 sq.m.) approx.



TOTAL FLOOR AREA : 2650 sq.ft. (246.2 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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