



25 Station Road, Salhouse

Offers Over £700,000

25 Station Road

Salhouse, Norwich

Britannia Cottage is a truly special family home, beautifully positioned on the highly desirable Station Road in the heart of Salhouse village. Brimming with charm and character, this individually designed 1920s property sits within 0.79 acres (stms) of stunning south-facing gardens, offering a lifestyle that feels both private and connected. Inside, spacious and flexible accommodation is paired with elegant period features, creating a home that is both timeless and practical. The beautifully updated kitchen (refitted in 2022) and bathrooms (updated in 2020 by the previous owner) reflect thoughtful modernisation, while original oak details and a log-burning stove add warmth and soul. Outdoors, a wildflower meadow with a large wildlife pond, two summer houses, a Dutch barn, workshop, garden bar and a luxury timber cabin with a sauna and log-burning stove complete this idyllic setting. With Salhouse Broad, the train station, and two excellent pubs all within walking distance, this is a home to fall in love with.

This is a rare opportunity to own a one-of-a-kind property that blends history, character, and space with a peaceful, outdoor lifestyle — ideal for families looking to escape to the countryside without compromise.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





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Individually designed and full of character, the home showcases wonderful period features such as exposed oak beams, solid oak doors, and an elegant oak staircase that greets you on arrival. The spacious layout is ideal for family life and offers flexibility across two floors.

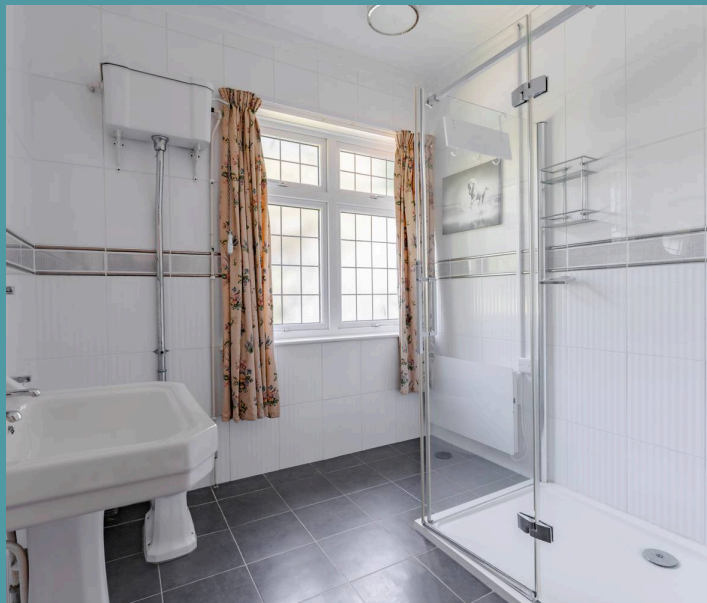
The ground floor includes two generously sized bedrooms, a stylish shower room, and a welcoming sitting room complete with bay window and log-burning stove — perfect for cosy evenings. There's also a separate drawing room and a third reception/bedroom, all of which open out onto the garden, blurring the line between indoor and outdoor living.

The heart of the home is the kitchen, refitted in 2022, and styled in a timeless shaker design, which flows through to a practical utility room. Whether you're preparing family meals or hosting summer get-togethers, this space is both functional and inviting. A new family bathroom was installed in 2020 by the previous owner, reflecting the continued investment in the home's upkeep and quality.

Upstairs, the principal bedroom offers a peaceful retreat, complete with built-in eaves storage and lovely views across the garden and surrounding countryside. Another spacious double bedroom sits alongside, while a separate family bathroom on the half landing serves this floor.

Outside, the lifestyle continues to impress. A sweeping gravel driveway leads to a detached double garage, added in 1992, and an additional car port added in 2021, offering plenty of parking and storage. The south-facing gardens are beautifully landscaped with a mix of formal lawns, established trees including magnolia and blossom, and a charming wildflower meadow.

- Highly desirable location on Station Road in Salhouse, within walking distance of the train



Outbuildings
392 sq.ft. (36.4 sq.m.) approx.

Ground Floor
2346 sq.ft. (218.0 sq.m.) approx.

1st Floor
626 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 3364 sq.ft. (312.5 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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