



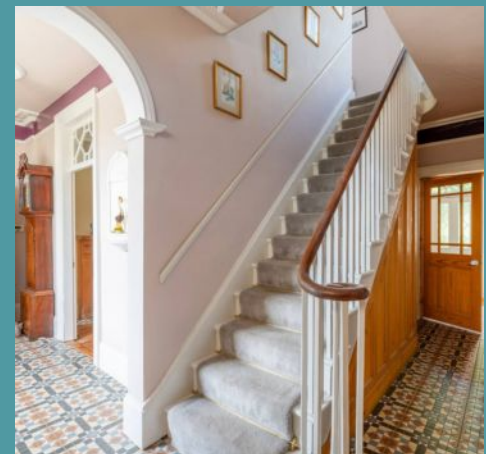
Norwich House, The Green, Martham

Guide Price £650,000 - £675,000

Norwich House, The Green

Martham, Great Yarmouth

Commanding an enviable position at the very heart of the picturesque Norfolk village of Martham, this magnificent detached Georgian residence, believed to date back to circa 1760, offers a rare and refined blend of historical grandeur and contemporary sophistication. Proudly overlooking the expansive village green and framed by sweeping lawns, wrought iron railings, and a cascading wisteria-clad façade, the home exudes timeless English elegance. Beautifully restored and thoughtfully extended, it combines exquisite period detailing—such as sash windows, decorative cornices, fireplaces, and original flooring—with luxurious modern additions including a light-filled orangery and a bespoke kitchen. With four double bedrooms, landscaped walled gardens, and a versatile coach house with conversion potential (stpp), this is a rare opportunity to acquire a landmark village home offering charm, comfort, and a truly exceptional lifestyle.



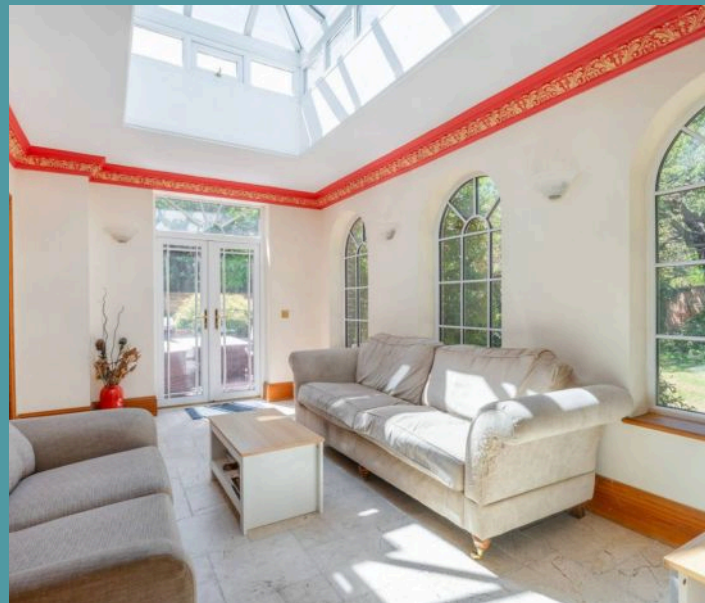


Norwich House, The Green

Martham, Great Yarmouth

Location

The Green in Martham lies at the heart of this traditional Norfolk Broads village, offering a peaceful yet well-connected setting surrounded by open countryside and historic charm. The area is centred around an attractive village green with duck ponds and mature trees, creating a picturesque focal point for community life. Residents enjoy a good range of local amenities within easy walking distance, including a convenience store, butcher, florist, hairdresser, and a small selection of independent retailers. For families, Martham Primary & Nursery School and Flegg High Ormiston Academy provide education for children of all ages, both within a short stroll of The Green. Healthcare needs are well catered for by a local GP surgery, dental practices, and a pharmacy nearby. Public transport links are reliable, with regular bus services connecting Martham to Great Yarmouth, Norwich, and surrounding villages, while road access via the A149 offers convenient travel by car. The surrounding area boasts access to the Norfolk Broads National Park, offering scenic walks, boating, and wildlife, making The Green a desirable location for those seeking a blend of rural tranquillity and everyday convenience.





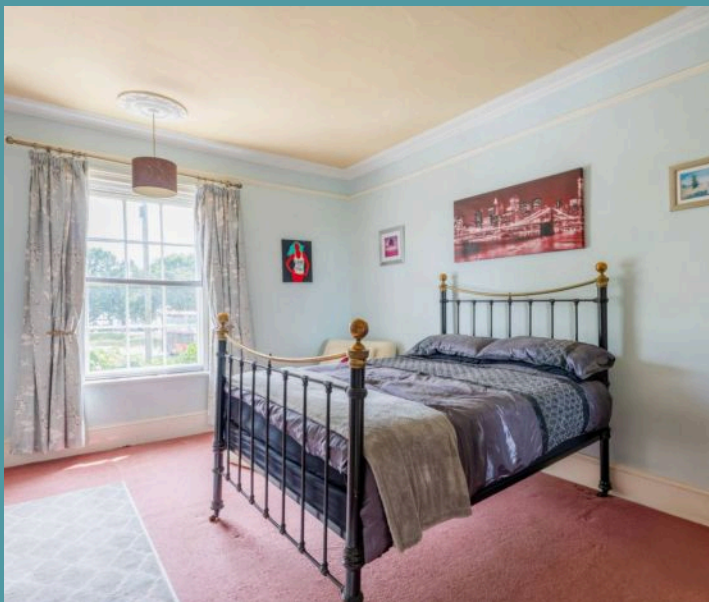
Norwich House, The Green

Martham, Great Yarmouth

Steeped in heritage, this notable property has been lovingly preserved and sympathetically extended by its current owners, who have honoured its 18th-century origins while introducing considered modern enhancements. The result is a substantial family home of immense charm and exceptional functionality — a seamless marriage of heritage architecture and 21st-century comfort.

From the moment you approach through the double brick-built gate pillars, the property makes a captivating first impression. A shingled driveway, offering generous parking for up to 8 vehicles, leads to a coach house — a detached outbuilding with power, water, and potential for conversion to a studio, annexe, or accommodation for multi-generational living (stpp). The approach to the house is via a charming pathway flanked by manicured lawns, culminating at a pillared entrance beneath the cascade of wisteria, entwining around tall sash windows that frame the front of the house.

Inside, the grand entrance hall immediately evokes the elegance of a bygone era. Mosaic-tiled flooring underfoot and a stately staircase ahead set the tone for what lies beyond. This sense of heritage continues throughout the home, where original Georgian features — from intricately detailed cornicing and ceiling roses to six-panel doors, working sash windows, and decorative fireplaces, abound.





Norwich House, The Green

Martham, Great Yarmouth

The drawing room, bathed in natural light from its triple-aspect sash windows, is both welcoming and refined. Original floorboards, a multi-fuel stove, and an exposed fireplace create a perfect setting for both relaxation and entertaining. A concealed trapdoor offers access to the cellar below — a practical space with lighting and housing the oil-fired central heating boiler. To the side, a traditional style study with cast iron fireplace provides a quiet space — ideal for those working from home or seeking contemplative space.

Entertain in style in the formal dining room, where a marble-surround fireplace adds character to special occasions and festive gatherings. At the rear, the home transitions to the stunning rear extension — a vision of modern design that pays homage to the home's history. The orangery, flooded with natural light through its tall arched windows and overhead roof lantern, offers a seamless connection to the landscaped gardens beyond via French doors. With underfloor heating and year-round usability, it's the perfect setting for morning coffee, afternoon reading, or summer hosting.

At the heart of the home, the open-plan kitchen and breakfast room is a culinary haven. Exposed brickwork, slate flooring, and a striking chimney breast housing a Rangemaster cooker with induction hob provide character, while a central island with a butler sink, integrated appliances, and walk-in pantry bring contemporary convenience. The underfloor heating ensures a warm welcome throughout.





Norwich House, The Green

Martham, Great Yarmouth

Additional ground floor spaces include a spacious utility room and a stylishly appointed shower room with three-piece suite and underfloor heating — all practical touches that make daily living effortless.

Upstairs, the sense of timeless comfort continues across four well-proportioned double bedrooms, each with original cast iron fireplaces and views across the village green. The master suite enjoys its own private ensuite, with elegant fixtures including a Vernon Tutbury basin stand, and a shower. The family bathroom offers a four-piece suite, including a panelled corner bath and tiled shower cubicle — all enhanced with traditional detailing, including yet another fireplace, speaking to the home's heritage throughout.

Outside, the walled garden is just as astonishing, with a sense of privacy and calm, perfect for both tranquil solitude and lively entertaining. A spacious patio invites al-fresco dining, barbecues, or evening drinks with loved ones. Beyond, sweeping lawns, thoughtfully planted beds, and tall mature trees create a natural screen, offering year-round interest and seclusion. Behind the coach house lies a further expanse of lawned garden with a greenhouse, additional storage, and mature trees — which has the potential to be a private garden if you choose to convert the Coach House into a self-contained dwelling.

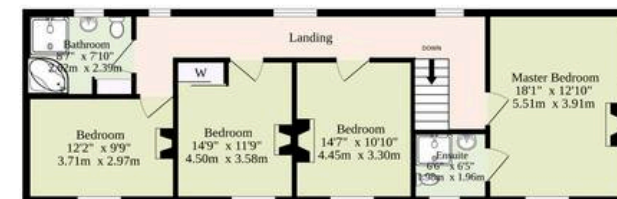
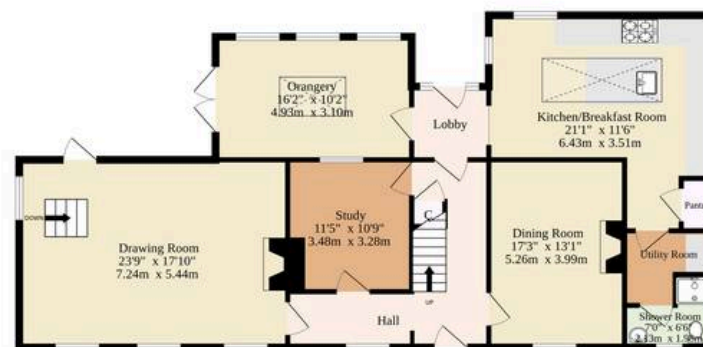
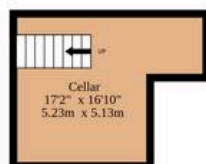


Coach House
742 sq.ft. (68.9 sq.m.) approx.

Cellar
277 sq.ft. (25.7 sq.m.) approx.

Ground Floor
1521 sq.ft. (141.3 sq.m.) approx.

1st Floor
929 sq.ft. (86.2 sq.m.) approx.



Total Sqft Excluding Coach House - 2,752 Coach House Sqft - 742

TOTAL FLOOR AREA : 3468 sq.ft. (322.2 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.

Made with Metropix ©2025

