



4 The Warren Mill Lane, Bacton

Norwich



Minors & Brady

4 The Warren Mill Lane

The vendors say you can hear the sea from your bed in this charming brick and flint period cottage, offering a truly unique coastal living experience. Beautifully combining original features with modern touches, the home spans three floors with three double bedrooms and three reception rooms arranged in a light, open flow. The bespoke kitchen and cosy reception areas, complete with feature fireplaces and exposed brickwork, create a warm and inviting atmosphere. Upstairs, the main bedroom includes a galleried loft with stunning sea views, while two additional bedrooms provide plenty of space for family or guests. Outside, a sheltered courtyard and a south-facing private garden offer peaceful spots to enjoy the sun and sea air. With a detached workshop, private parking, and close proximity to the beach, this property is a rare find for anyone seeking a seaside home.

- Stunning sea views audible from the bedrooms, creating a true coastal living experience
- Charming brick and flint period cottage with original fireplaces and exposed brickwork
- Three double bedrooms, including a main bedroom with a galleried loft room
- Three reception rooms with an open flow layout, ideal for entertaining and family living
- Bespoke kitchen featuring butcher's block worktops and modern appliances
- Sheltered courtyard capturing the morning sun, perfect for outdoor relaxation





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Bacton, Norwich

The Location

Bacton is a quiet coastal village set against a backdrop of open countryside and renowned for its beautiful sandy beach, making it a wonderful place to enjoy coastal living. The village itself offers a handful of local amenities, including small shops for everyday needs, a traditional pub, a couple of well-regarded cafés, a fish and chip shop, and a popular Chinese restaurant, all contributing to a close-knit, welcoming community atmosphere.

Just a short drive away, about four miles from Bacton, is the historic market town of North Walsham, which provides a wider range of shopping options including major supermarkets like Waitrose and Sainsbury's, along with additional services and amenities.

North Walsham also has a train station with connections to the coast at Sheringham and to Norwich, the regional centre of East Anglia, around 18 miles to the south. Norwich offers extensive cultural, shopping, and dining experiences, as well as regular train services to London Liverpool Street. The area surrounding Bacton is rich with natural beauty, including the North Norfolk Coast with its renowned bird reserves and sailing facilities, as well as the Norfolk Broads just a short drive away.

This blend of peaceful village life, access to larger towns, and proximity to outstanding natural landscapes makes Bacton a sought-after location for those seeking both tranquility and convenience.



4 The Warren Mill Lane

Bacton, Norwich

The Warren, Mill Lane, Bacton

This delightful brick and flint period cottage offers an abundance of charm and character, beautifully blending original features with thoughtful updates to create a warm and inviting home. Spread over three floors, the property provides a wonderfully flexible layout, including three double bedrooms, three reception rooms, and a spacious kitchen, all designed with an easy, open flow that enhances the feeling of light and space throughout.

Stepping inside, you are greeted by a welcoming porch that leads into a cosy reception area with an original fireplace and charming bread oven, setting the tone for the rest of the home. The open connection between the dining room and lounge creates a seamless space for entertaining, with feature fireplaces, exposed brickwork, and stripped wood floors adding timeless appeal.

The bespoke kitchen, fitted with butcher's block worktops and a double sink, has been crafted to complement the period style of the property while offering practicality for modern living.

Upstairs, the main bedroom features built-in storage and a unique paddle staircase leading to a galleried loft room, where you can enjoy sweeping sea views through Velux windows.



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The sound of waves drifting through the windows makes this a truly magical place to wake up. Two further double bedrooms, both brimming with character, provide ample space for family or guests, with one also benefitting from beautiful views of the coastline.

Outside, the property really comes into its own. A sheltered courtyard catches the morning sun, while the private, mature rear garden enjoys a coveted south-facing aspect, turning it into a sun trap throughout the day. Mature planting, hedging, and a charming enclosed layout create a wonderfully tranquil retreat, ideal for outdoor dining or simply soaking up the coastal air.

A detached workshop with power and light offers additional storage or hobby space, and private parking adds practicality to this enchanting home.

Every corner of this cottage exudes warmth, character, and a strong connection to the sea – a place where you can not only see the waves but hear them as you drift off to sleep. This is a rare opportunity to secure a coastal retreat full of history, charm, and the promise of relaxed seaside living.

Agents Note

Sold Freehold

Connected to all mains services

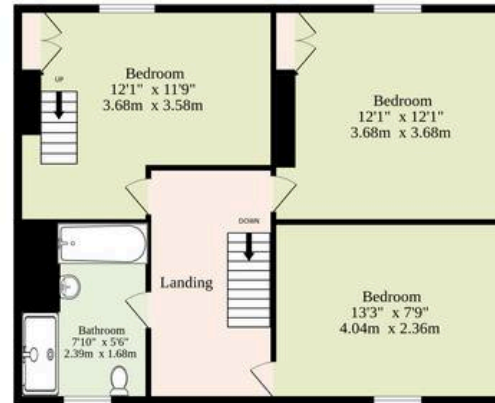


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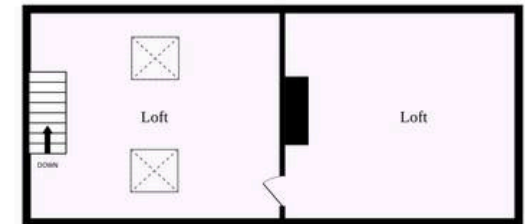
Ground Floor
723 sq.ft. (67.2 sq.m.) approx.



1st Floor
482 sq.ft. (44.8 sq.m.) approx.



Loft
278 sq.ft. (25.8 sq.m.) approx.



TOTAL FLOOR AREA : 1483 sq.ft. (137.8 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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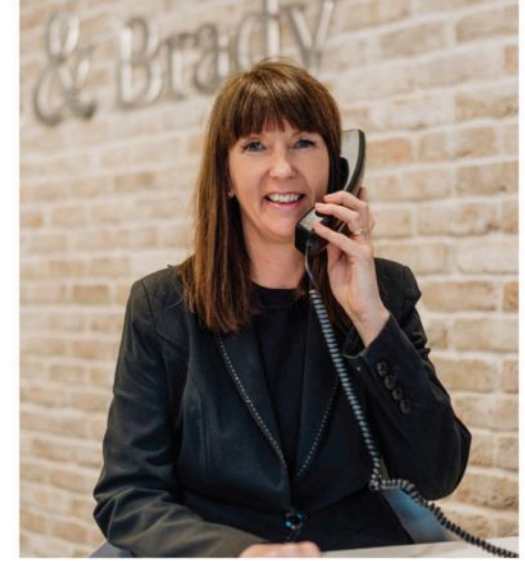
Dreaming of this home? Let's make it a reality



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Minors & Brady
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wroxham@minorsandbrady.co.uk



01603 784088



6 Church Road, Wroxham, Norwich, NR12 8UG

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