



3 Howletts Cottages Thrigby Road, Filby
Great Yarmouth



Minors & Brady

3 Howletts Cottages Thrigby Road

Filby, Great Yarmouth

Placed in the award-winning village of Filby, renowned for its vibrant Filby in Bloom displays, Howletts Cottages offers a rare opportunity to embrace countryside living. This beautifully presented two-bedroom cottage blends timeless character with modern comforts, creating a warm and inviting home from the moment you arrive. A meandering path through greenery leads to the welcoming porch, setting the tone for the delightful interiors within. Inside, exposed beams, a multifuel stove and thoughtfully chosen finishes lend a sense of rustic elegance, while the spacious kitchen and well-appointed bathroom offer practicality in equal measure. The low-maintenance courtyard garden provides a peaceful setting, with seasonal colour and privacy in abundance. Perfectly placed between the Broads and the coast, and just a short journey from Norwich, this is village living at its very best.

- Located in the award-winning village of Filby, part of the scenic Norfolk Broads National Park
- Characterful two-bedroom cottage with charming period features throughout
- Welcoming entrance via a quaint green gate and external porch framed by mature greenery
- Cosy sitting room with a striking multifuel stove and exposed ceiling beams
- Classic, well-equipped kitchen with ample storage, induction hob, and outdoor access





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Filby, Great Yarmouth

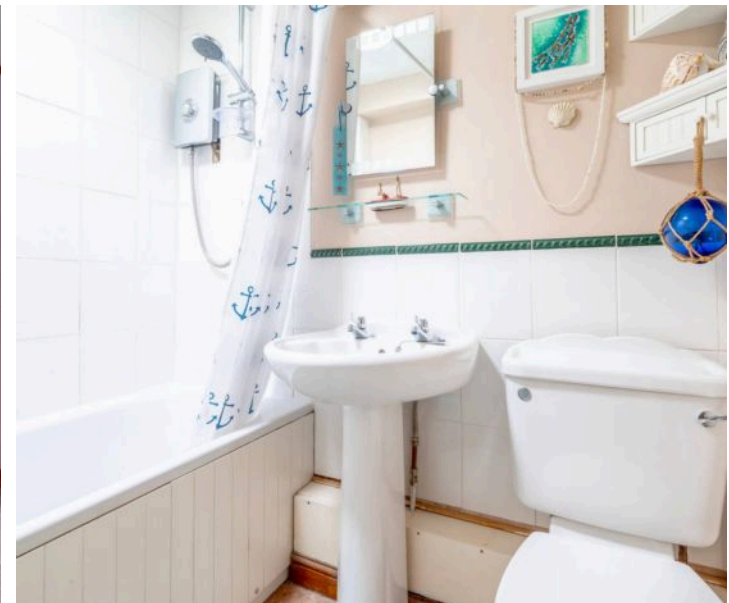
The Location

Filby, renowned for its award-winning “Filby in Bloom” displays, is a picturesque village located on the shores of both Filby Broad and Ormesby Little Broad, part of the beautiful Norfolk Broads National Park. This area is a popular destination for boating enthusiasts and wildlife lovers, offering stunning natural landscapes to explore.

The village boasts an active community with a well-regarded, sought-after primary school, which was rated as “Good” in all areas last year. In addition to its charming atmosphere, Filby offers a range of local amenities, including a village shop, post office, and cosy pubs and restaurants perfect for leisurely dining.

Its convenient location between Caister-on-Sea and Acle means that regular train and bus services provide easy access to Norwich—a city known for its fascinating history, modern shopping, and entertainment options.

Filby also benefits from nearby unspoilt beaches, just a short distance away in Caister-on-Sea and Winterton, making it an ideal spot for enjoying both countryside and coast.



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Howletts Cottages, Filby

Set in the picturesque village of Filby, this charming two-bedroom cottage is a true hidden gem, brimming with character and warmth. From the moment you arrive, the property's unique charm is apparent, a quaint green metal gate opens to reveal a pathway that meanders toward the front door, framed by flourishing greenery that embraces you on either side. An external porch adds to the welcoming appeal, creating a perfect first impression.

Step inside and you'll find a cosy sitting room where traditional charm meets modern comfort. A multifuel stove, bricked up to the ceiling, commands attention and provides a delightful focal point. Overhead beams add a sense of authenticity, while carefully chosen décor enhances the characterful atmosphere of the space, it's a room made for relaxation.

The generously sized kitchen wraps around effortlessly, offering ample storage and worktop space for even the most enthusiastic of cooks.

Designed with both style and practicality in mind, it includes room for all necessary appliances, an induction hob, and access to the outside of the property.

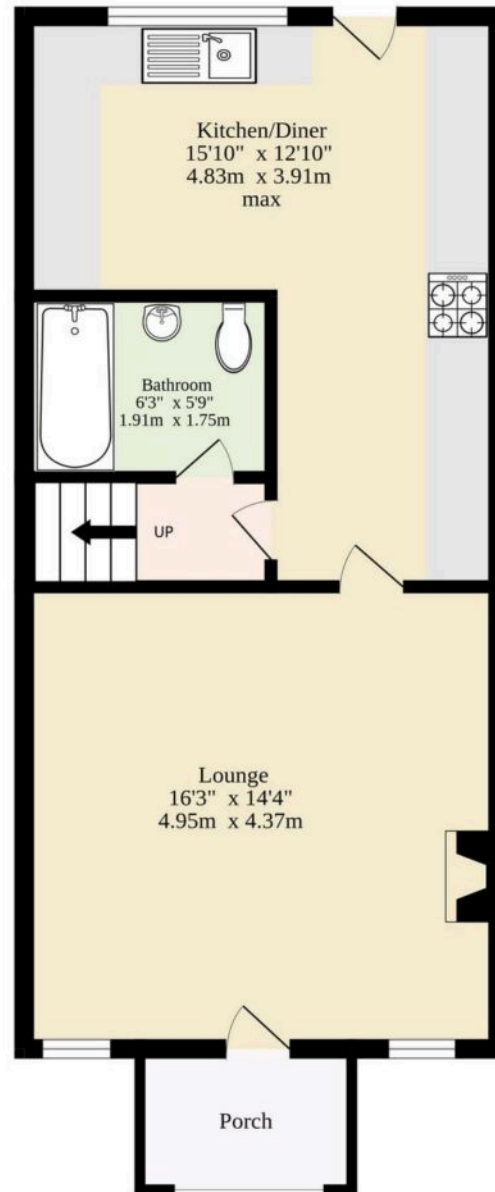
On the ground floor, you'll also find a well-appointed bathroom that is easily accessible. Upstairs, two comfortable bedrooms await, both complete with built-in storage to maximise space and maintain the home's tidy feel.

Outside, the property offers a low-maintenance courtyard garden, predominantly laid to shingle with thoughtfully planted shrubs that bring seasonal interest without demanding hours of upkeep. A recently installed oil tank adds a practical touch to this already impressive home.

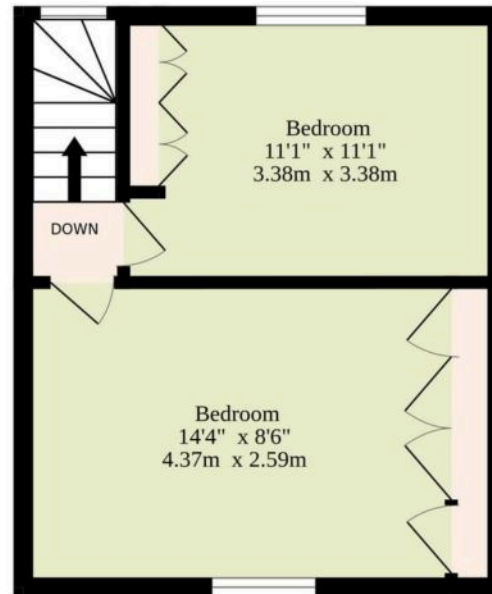


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Ground Floor
430 sq.ft. (39.9 sq.m.) approx.



1st Floor
248 sq.ft. (23.0 sq.m.) approx.



TOTAL FLOOR AREA : 678 sq.ft. (63.0 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



Meet *Sarah*
Senior Property Consultant



Meet *James*
Property Consultant



Meet *Lauren*
Property Consultant

Minors & Brady
Your home, our market

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