



4 Womack Residences Horsefen Road, Ludham

Great Yarmouth



Minors & Brady

4 Womack Residences Horsefen Road

Ludham, Great Yarmouth

Just 50 metres from the peaceful waters of Womack Water, this charming 1-bedroom Maltings conversion offers a rare blend of character and modern comfort. Fully renovated in 2022, the property features open-plan living downstairs with a nature-inspired kitchen, utility cupboard, and warm wooden accents throughout. Upstairs, vaulted ceilings enhance the spacious feel of the bedroom, while the stylish shower room adds a touch of luxury with monochrome details and a subtle green theme. A private enclosed courtyard garden, along with additional communal grounds, provides ample outdoor space to enjoy. Practical benefits include allocated parking, full rewiring, re-plumbing, and a new boiler, ensuring a hassle-free move. Offered as a turn-key holiday let or permanent home, with furniture available by separate negotiation, this is an ideal retreat in a sought-after Norfolk Broads location.

- Prime location just 50 metres from the tranquil waters of Womack Water in the Norfolk Broads National Park
- Characterful 1-bedroom home within a beautifully converted red brick and pan-tiled Maltings building
- Comprehensive renovation in 2022, including complete rewiring, new plumbing, and boiler installation
- Bright and airy open-plan living area featuring a nature-inspired kitchen with warm wooden touches
- Vaulted ceilings in the bedroom enhancing space and offering charming views of the surroundings
- Elegant shower room finished with monochrome accents and soft green tones



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4 Womack Residences Horsefen Road

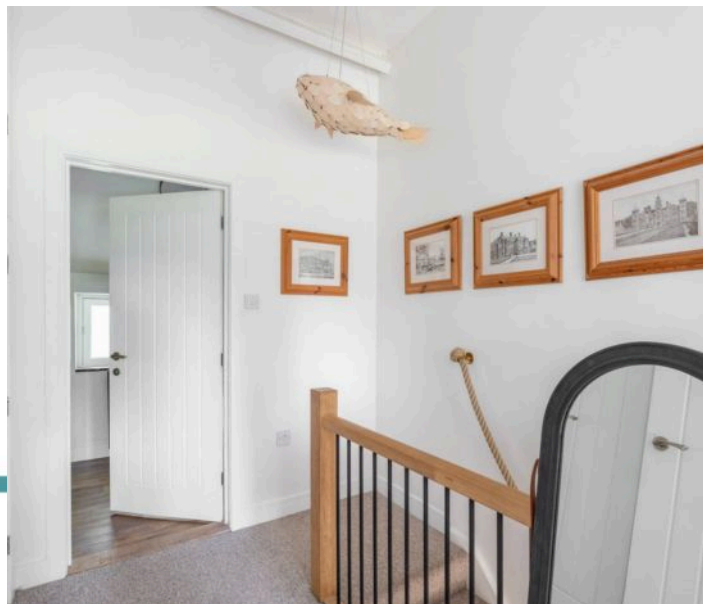
Ludham, Great Yarmouth

The Location

Set within the heart of the Norfolk Broads National Park, Ludham is a picturesque and highly sought-after village offering the perfect balance of charm, convenience, and natural beauty. Nestled along the banks of the River Ant, with direct access to the wider Broads network via nearby Womack Water, it's a location that truly embraces the outdoors – from tranquil boat trips and riverside walks to cycling through idyllic countryside.

Everyday essentials are well catered for, with a village store, traditional butcher, florist, post office, garage, hairdresser, doctor's surgery, and primary school all on your doorstep, fostering a strong sense of community and easy day-to-day living.

Unspoilt sandy beaches are less than nine miles away, offering the best of both river and coastal settings, while excellent transport links connect Ludham to Wroxham, Great Yarmouth, and the historic city of Norwich, just 13 miles away. Life here moves at a wonderfully relaxed pace, where friendly faces, village events, and the timeless beauty of the Broads combine to create a truly special place to call home.



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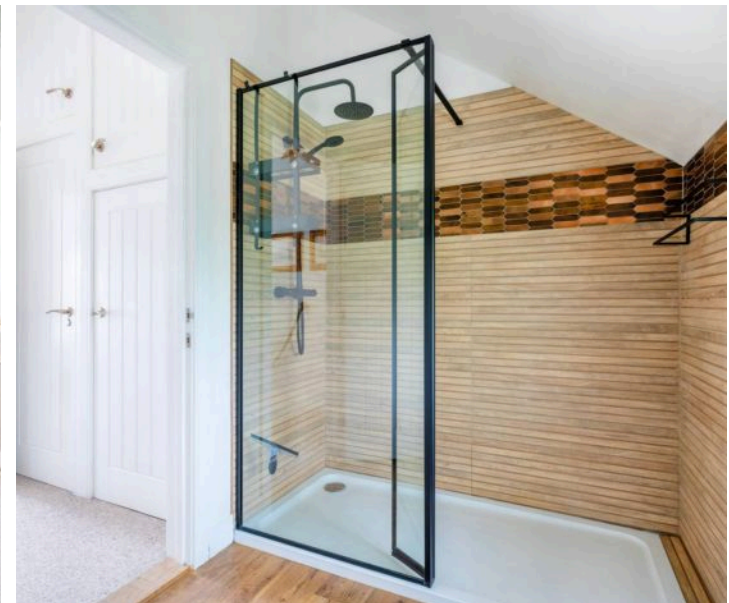
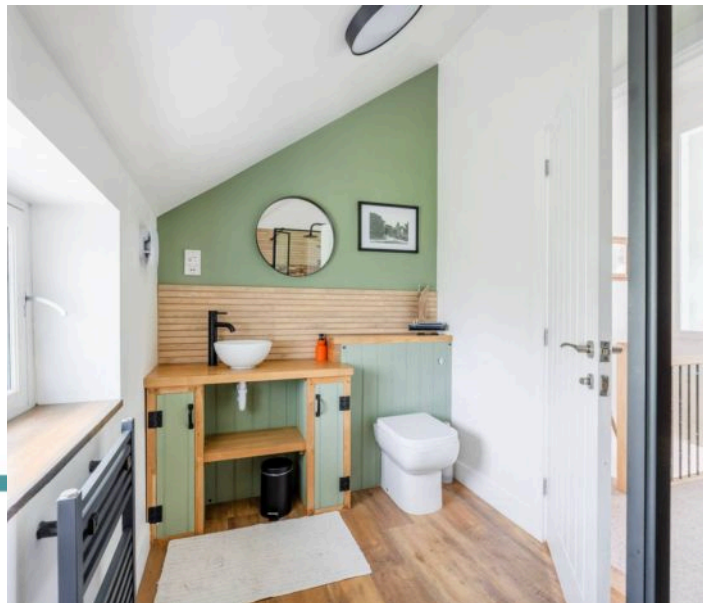
Ideally located just 50 metres from the tranquil waters of Womack Water, this beautifully presented 1-bedroom conversion offers a rare opportunity to acquire a fully renovated property in a highly sought-after location.

Originally converted from a traditional red brick and pan-tiled Maltings building in the 1970s, this characterful home has been thoughtfully updated throughout in 2022, creating a stylish, modern retreat while retaining its unique charm.

Step inside to discover a light-filled, open-plan living space downstairs, designed for both comfort and functionality. The kitchen features subtle green tones inspired by the surrounding nature, complemented by wooden accents that bring warmth and character to the space. A utility cupboard provides practical storage, keeping the living area neat and uncluttered.

The adjoining living area flows seamlessly, making it perfect for relaxing or entertaining.

Upstairs, the property boasts vaulted ceilings, adding a sense of space and charm to the bedroom, where picturesque views from the window frame the peaceful surroundings. The stunning shower room is a real highlight, with monochrome accents and a delicate green theme echoing the home's natural setting.



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Outside, a private enclosed courtyard garden offers a serene spot for morning coffee or evening dining, while additional communal grounds provide further space to enjoy the outdoors. The property also benefits from allocated parking for one vehicle.

Having undergone a complete renovation in 2022, including full rewiring, re-plumbing, and a brand-new boiler, this home is truly turn-key. It presents an excellent opportunity as a ready-made holiday let business or an easy-to-maintain permanent residence. Furniture within the property is also available by separate negotiation, allowing a smooth transition for new owners.

Agents Note

Sold Freehold

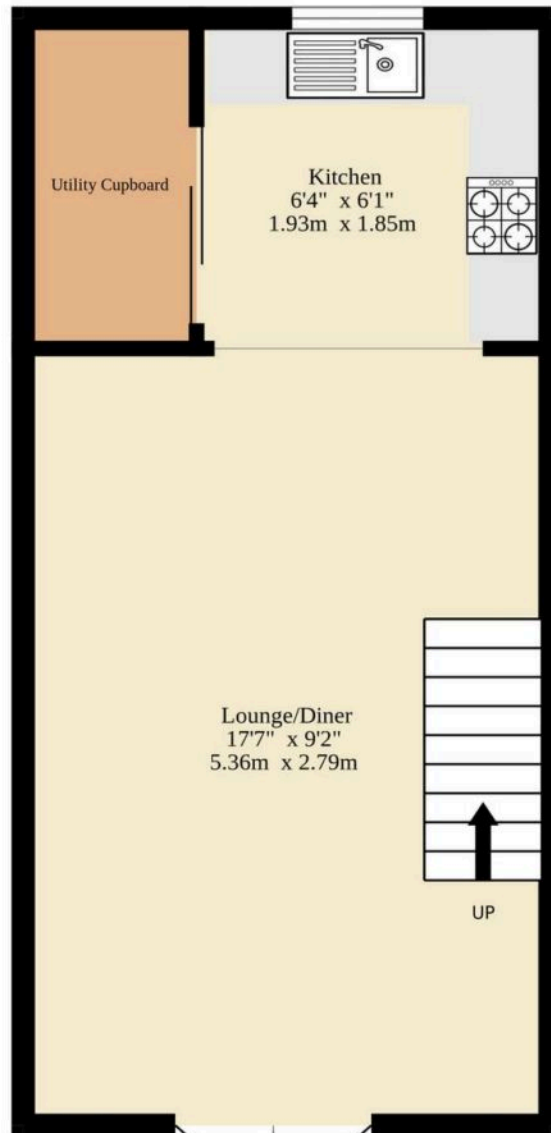
Maintenance: £300 paid annually

Connected to mains water, electricity and drainage.

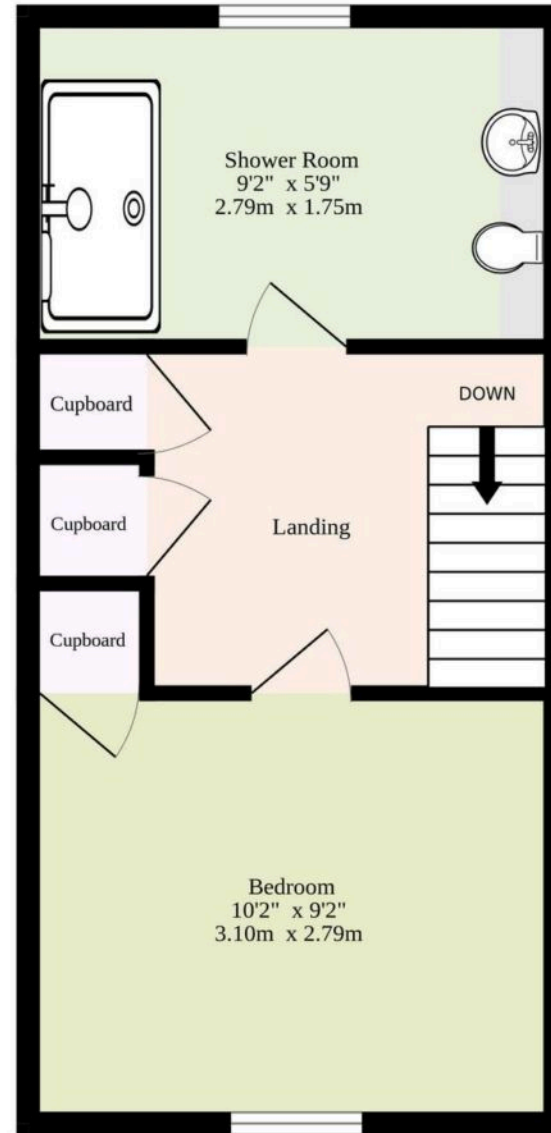
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Ground Floor
219 sq.ft. (20.3 sq.m.) approx.



1st Floor
219 sq.ft. (20.3 sq.m.) approx.



TOTAL FLOOR AREA : 438 sq.ft. (40.7 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

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