



Beech House Bridge Road, Potter Heigham

Great Yarmouth



Minors & Brady

Beech House, Bridge Road

Potter Heigham, Great Yarmouth

Moments from the scenic waterways of the Broads, in the sought-after Norfolk village of Potter Heigham, stands an exquisite Victorian residence that marries timeless elegance with modern sophistication. Proudly set on a generous one-third acre plot (stms), this distinguished home has been sympathetically renovated to preserve its grand high ceilings, original hardwood floors, sash windows, and ornate fireplaces, while introducing the luxuries of contemporary living. At its heart lies an open-plan kitchen, dining, and living space with bespoke cabinetry, a central island, range cooker, and adjoining conservatory offering panoramic garden views. Formal reception rooms exude charm with wood-burning stoves and handcrafted details, while a flexible ground-floor suite provides potential for a self-contained annexe. Four bedrooms, a contemporary shower room, and beautifully landscaped wrap-around gardens complete the picture, along with a gated driveway and double garage. Blending heritage, comfort, and flexibility, this is a rare opportunity to enjoy countryside serenity without compromise.



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- Exquisite Victorian residence proudly positioned on 1/3 acre plot (stms), within the sought-after Norfolk village of Potter Heigham
- Sympathetically renovated to a modern standard, whilst retaining the properties original character features including high ceilings, traditional fireplaces, Sash windows and wooden flooring
- Open-plan kitchen/dining/living room creating an effortless flow for everyday family living and hosting gatherings, equipped with bespoke cabinetry, a range cooker and a central island
- Stunning conservatory laid with tiled flooring, extending the reception space and allowing you to enjoy panoramic views of the garden whilst in the comfort of your home
- Formal reception rooms currently configured as a sitting room and a snug, accentuated by a wooden burner, an alcove with built-in storage cupboards and hardwood flooring
- Potential to have a self-contained annex for multi-generational use, currently utilised as a functional utility room, a bespoke bathroom suite and a ground floor bedroom
- Four first floor bedrooms offering the utmost comfort and privacy, three of which flaunt built-in wardrobes, complete with a contemporary shower room
- A private, expansive wrap-around garden that is beautifully maintained, featuring a large patio for seating arrangements and a laid to lawn
- A gated driveway providing ample off-road parking and a double garage for storage or secure parking
- Within walking distance to the scenic broads, along with Ludham and Potter Heigham marshes



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Location

Bridge Road is the central thoroughfare running through the Norfolk village of Potter Heigham, lying directly beside the River Thurne and just upstream from the village's famous medieval bridge. The area is part of the Broads National Park, with immediate access to the waterways, open marshes, and abundant wildlife that define this landscape. To the south and east, the Ludham and Potter Heigham marshes form a broad expanse of grazing land and reed-fringed dykes, making the road a starting point for scenic walks, birdwatching, and boating trips. Local life is anchored by independent shops and services, including a large general store and the well-known Lathams discount store, boating chandlers, fishing tackle shops, cafés, tea rooms, and riverside pubs offering food and live music in the summer. Everyday conveniences such as a post office counter, newsagent, bakery, and takeaway outlets are also available along or near Bridge Road.

Primary education is provided nearby in Ludham and Martham, while secondary schooling can be found in Stalham or Acle. Healthcare needs are met by GP surgeries in Ludham and Martham, with larger medical centres, dentists, and pharmacies in Stalham and Wroxham. Despite its rural character, Bridge Road benefits from good transport links: the A149 is close at hand for road access to Norwich, Great Yarmouth, and the North Norfolk coast, local bus services connect Potter Heigham to neighbouring communities, and rail stations at Acle and Wroxham provide onward travel to the city, the coast, and London.



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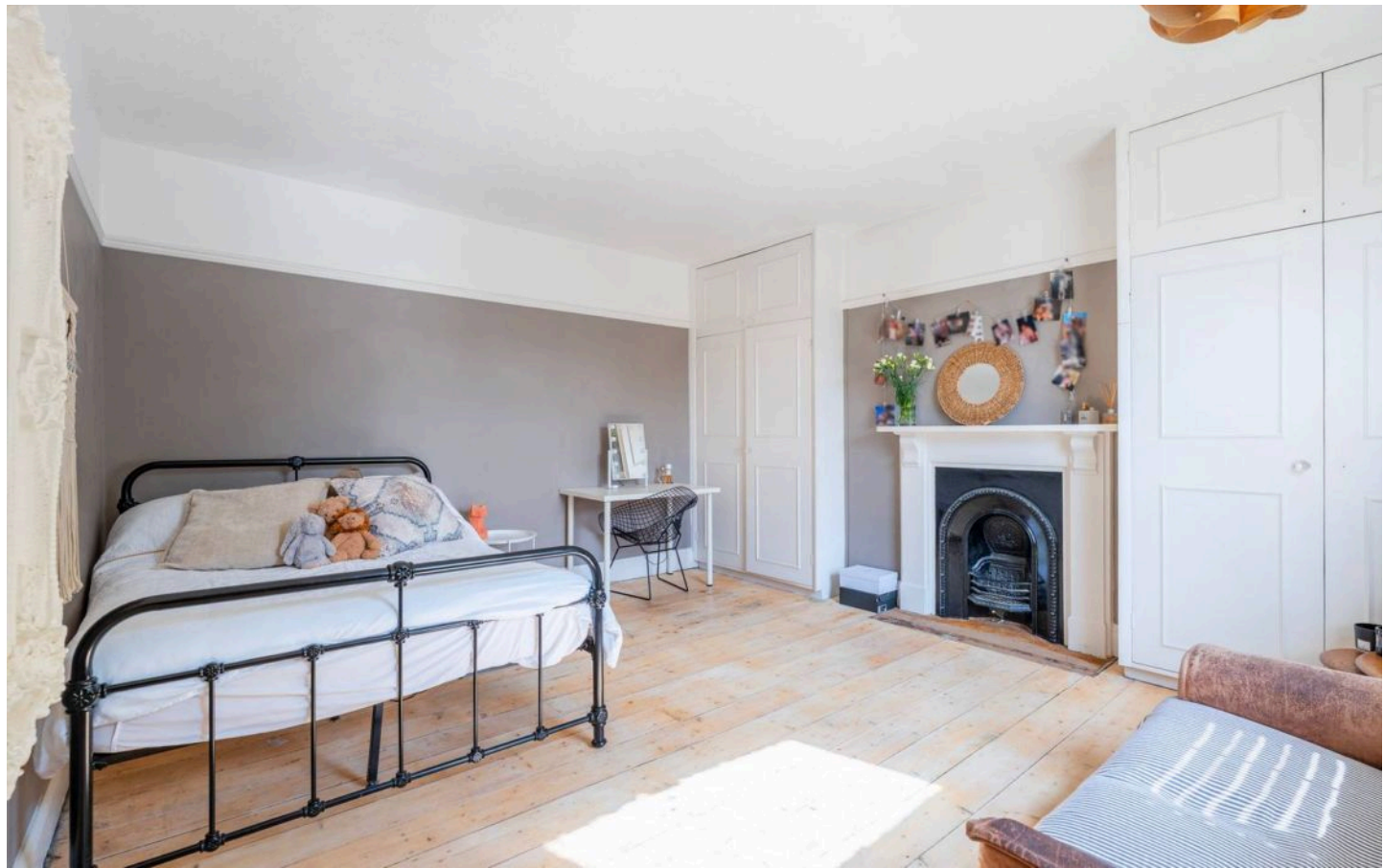
Potter Heigham, Great Yarmouth

Set upon an enviable one-third acre plot (stms) in the highly sought-after Norfolk village of Potter Heigham, this distinguished Victorian home offers a rare blend of heritage elegance and contemporary comfort. The property has been sympathetically renovated, embracing modern living while preserving its wealth of original features, from soaring ceilings and traditional fireplaces to sash windows, original wooden floors, and intricate detailing throughout.

From the moment you step into the welcoming entrance hall, the grandeur is unmistakable. A sweeping feature staircase rises gracefully, hinting at the generous proportions and refined atmosphere found beyond.

The heart of the home is an open-plan kitchen, dining, and living space, an effortless fusion of function and charm, perfect for both relaxed family life and elegant entertaining. Hardwood flooring flows beneath your feet, while a decorative fireplace with inset wood-burning stove adds warmth and character. The kitchen, crafted with bespoke cabinetry, is fully equipped with a range cooker, two integrated dishwashers, fridge, double butler sink, and pantry-style cupboard for essentials. A central island invites casual dining and conversation, while the adjoining stunning conservatory, finished in tiled flooring, bathes the space in natural light and frames panoramic views of the landscaped gardens.

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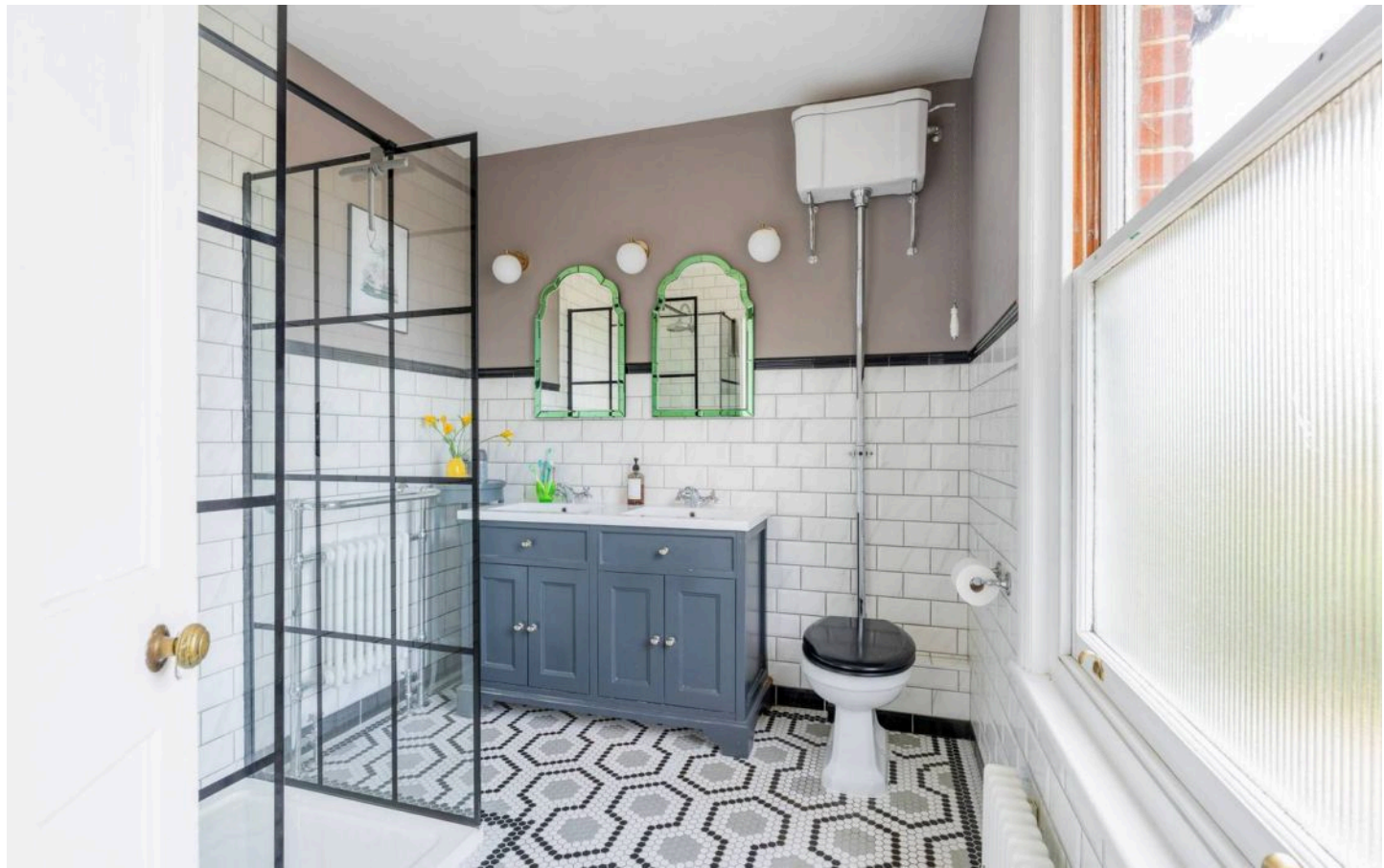
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Formal reception rooms provide refined yet inviting spaces for quieter moments. The sitting room and snug both feature hardwood floors, original alcoves with built-in storage, and the welcoming warmth of its wood-burning stove.

From the rear hallway, with its vibrant bespoke tiled floor, French doors open to the gardens, while a secondary front door offers convenient access to the driveway. This wing of the house presents potential for a self-contained annexe, ideal for multi-generational living. Currently, it comprises a utility room with laundry provisions, a ground-floor bedroom, equally suited as a home office or playroom, and a beautifully appointed bespoke bathroom complete with freestanding bathtub, WC, hand wash basin, and elegant wall panelling.

The first floor hosts four well-proportioned bedrooms, three with fitted wardrobes, all offering the utmost comfort and privacy. The fourth bedroom can be utilised as a dressing room, a nursery or a guest room. The contemporary shower room serves the floor, with a walk-in shower, a traditional WC, Jack-and-Jill sinks, and patterned tile flooring.



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Outside, the private wrap-around garden continues the lifestyle offering, meticulously maintained with expansive lawns and a large patio terrace perfect for alfresco dining or summer bbqs. A gated shingle driveway provides ample off-road parking, complemented by a double garage for secure storage or vehicles.

Agents note

Freehold

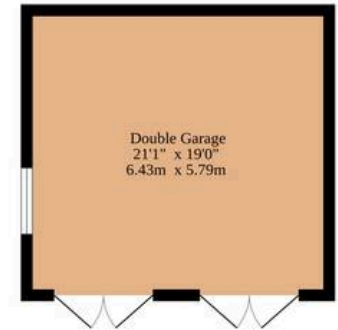
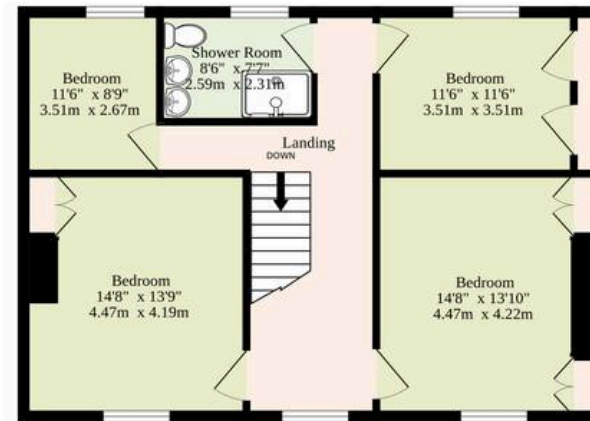
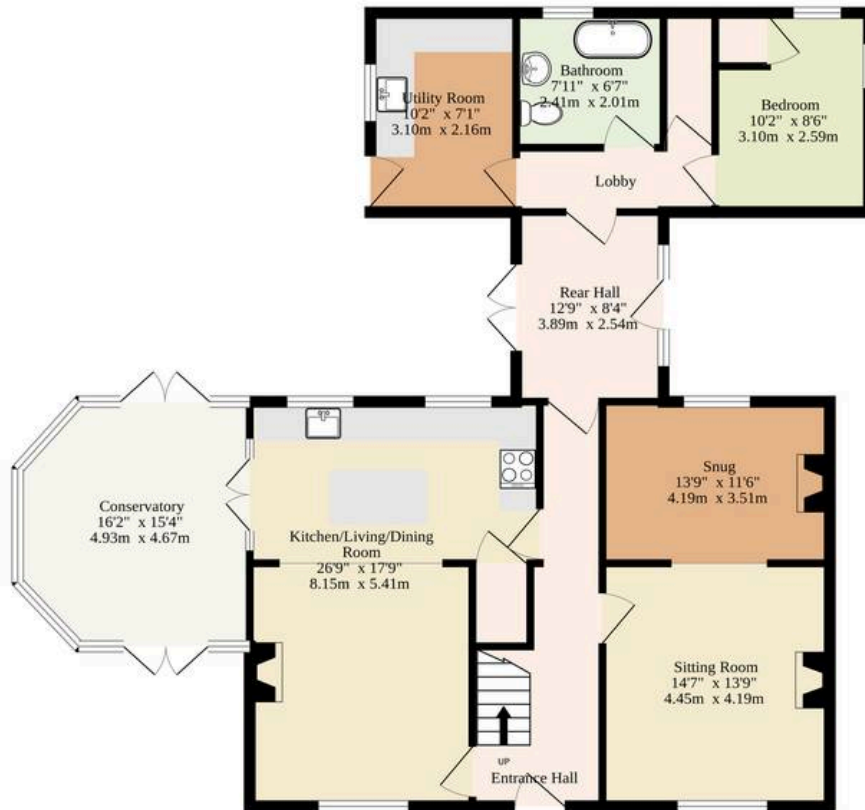


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Ground Floor
1547 sq.ft. (143.7 sq.m.) approx.

1st Floor
895 sq.ft. (83.1 sq.m.) approx.

Double Garage
400 sq.ft. (37.2 sq.m.) approx.



Sqft Includes The Double Garage

TOTAL FLOOR AREA : 2842 sq.ft. (264.0 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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