



Windy Ridge, 37-39 Church Lane, Bradwell

Great Yarmouth



Minors & Brady

Windy Ridge, 37-39 Church Lane

Bradwell, Great Yarmouth

Steeped in history and brimming with character, this distinguished detached cottage offers a lifestyle of privacy, elegance, and quiet luxury in the heart of Bradwell. Formerly two 1800s farm cottages, now seamlessly combined and thoughtfully enhanced, the home blends rich period features, exposed beams, traditional tiled floors, and rustic brickwork, with tasteful modern upgrades. Set on a secluded plot and offered chain-free, the property welcomes you with a picturesque façade, a brand-new front door, and a sweeping shingle driveway with ample parking. Inside, generous living spaces unfold with charm and versatility: a light-filled sitting room with French doors and fireplace, a formal dining room perfect for intimate gatherings, and a flexible study for those working from home. The show-stopping vaulted kitchen/family room is the true heart of the home, complete with bespoke cabinetry, wood worktops, a Smeg Range, and bi-fold doors that open to the lush, well-established garden. With three en-suite double bedrooms, a ground floor shower room, and beautifully landscaped outdoor spaces, this is an exceptional opportunity to own a home that celebrates both heritage and contemporary living.

Agents note

Freehold

Brand new front door, cladding done in 2025 and a new bathroom suite

Smeg oven, 2 year old fridge/freezer and tumble dryer will be left

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- Chain free!
- Detached 1800's cottage that was originally 2 farm cottages, proudly positioned on a secluded plot in the village of Bradwell
- Lovingly maintained and improved with modern upgrades, whilst retaining the cottage's original character features including exposed beams, traditional tiled flooring and rustic brick-work
- Beautiful façade with a sweeping shingle driveway providing off-road parking for multiple vehicles and a brand new front door
- Light-filled sitting room accentuated by a brick-built fireplace and French doors, inviting relaxation and entertaining
- Flexible study suitable for someone that works from home and a formal dining room encouraging intimate family meals or gatherings
- Impressive open-plan kitchen/family room, showcasing a striking vaulted ceiling, a large set of bi-fold doors and expansive windows that frames views of the garden
- A stunning kitchen equipped with quality cabinetry, wood worksurfaces, a Smeg Range oven, a Butler sink, plumbing for a washing machine and a central island, styled with pendant lighting above
- Three double bedrooms, three private en-suites and a ground floor shower room
- A private, well-established garden featuring a patio area, seating areas, a laid to lawn, colourful planted beds and three timber storage sheds



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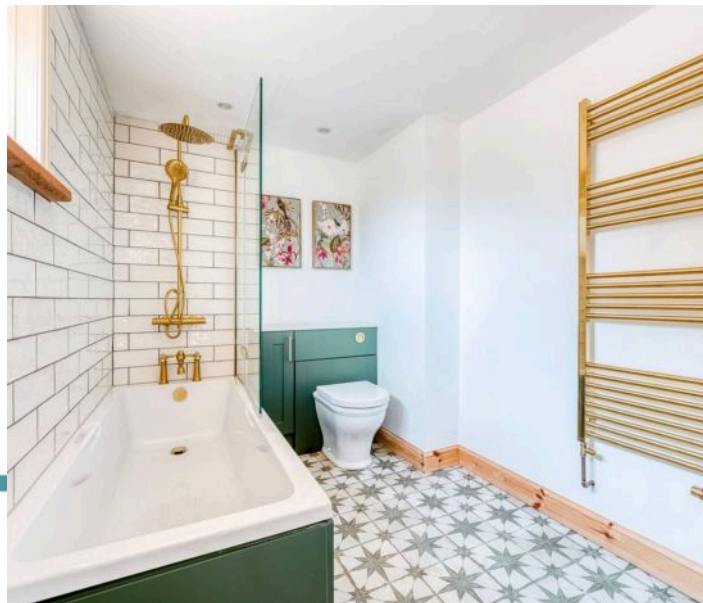
Bradwell, Great Yarmouth

Location

Church Lane is a quiet, primarily residential road nestled in the heart of Bradwell, a well-regarded village just southwest of Great Yarmouth in Norfolk. Within easy walking distance from Church Lane, residents have access to several local shops and services, including a small convenience store for everyday essentials, takeaway food outlets, and a local post office. A larger selection of supermarkets and retail stores can be found just a short drive away in Gorleston and Great Yarmouth town centre.

Education is well-catered for, with several reputable schools in the area. Homefield VC Church of England Primary School is particularly close, making it convenient for young families. Lynn Grove Academy, a popular secondary school, is also nearby, while East Norfolk Sixth Form College in Gorleston provides strong post-16 education options.

Transport links are strong for a village setting. Regular bus services run through Bradwell, connecting residents to Great Yarmouth, Gorleston, and further afield, with stops within walking distance of Church Lane. For those commuting further, Great Yarmouth railway station is approximately 3 miles away, offering direct rail services to Norwich and connections to London via the mainline network. Road access is also straightforward, with the A143 and A47 close by, linking Bradwell to the wider Norfolk and Suffolk region.



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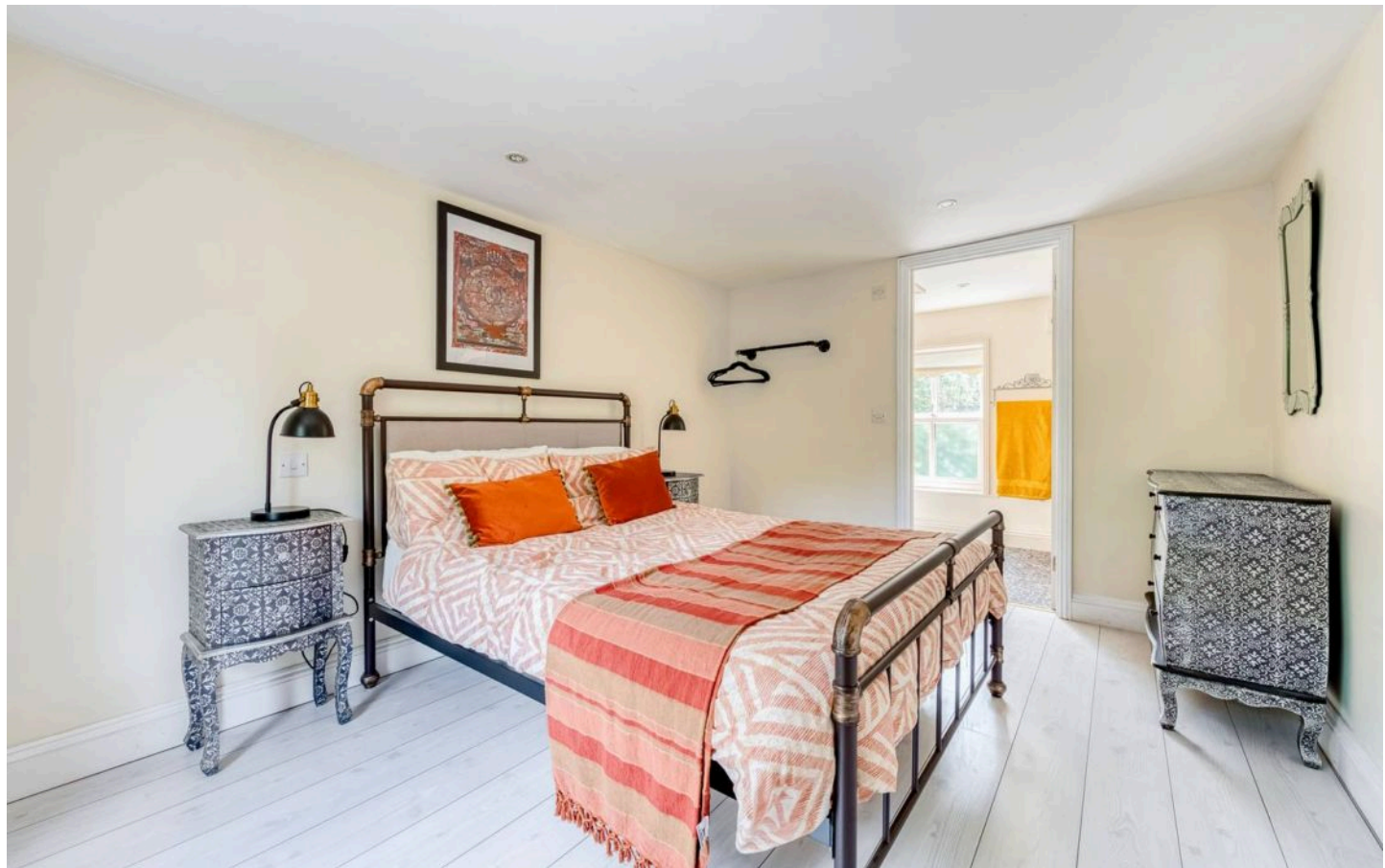
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From the moment you approach, the property exudes charm. The picturesque façade is framed by a sweeping shingle driveway, offering generous off-road parking for multiple vehicles and setting the tone for what lies within. A brand-new front door opens into a bright and airy entrance hall, offering both a warm welcome and practical rear access, ideal for busy family living.

Throughout the home, original features have been beautifully preserved, from exposed timber beams to traditional tiled flooring and rustic brickwork, whilst tasteful upgrades ensure effortless modern living. The light-filled sitting room is an inviting space, centred around a striking brick-built fireplace and enhanced by elegant French doors that lead directly onto the garden, seamlessly blending indoor and outdoor living. It's a perfect setting for peaceful evenings or entertaining guests.

For those who work from home, a versatile study provides a private and comfortable environment, while the formal dining room fosters connection, whether it's intimate family meals or festive gatherings.



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At the heart of the home is the breath-taking open-plan kitchen and family room, an impressive space under a dramatic vaulted ceiling. Expansive windows and bi-fold doors flood the room with natural light and frame glorious views of the garden beyond. The kitchen itself is a statement in craftsmanship and style: bespoke cabinetry, wood worksurfaces, a classic Butler sink, and a central island lit by designer pendant lights. A premium Smeg Range oven and thoughtful additions like plumbing for a washing machine ensure both form and function.

Upstairs, three generously proportioned double bedrooms each flaunt their own private en-suite—providing comfort and privacy for residents and guests. The principal bedroom is fitted with a brand new three-piece suite, enhanced by stylish wall and floor tiles. A ground-floor shower room adds additional convenience and flexibility when hosting guests.

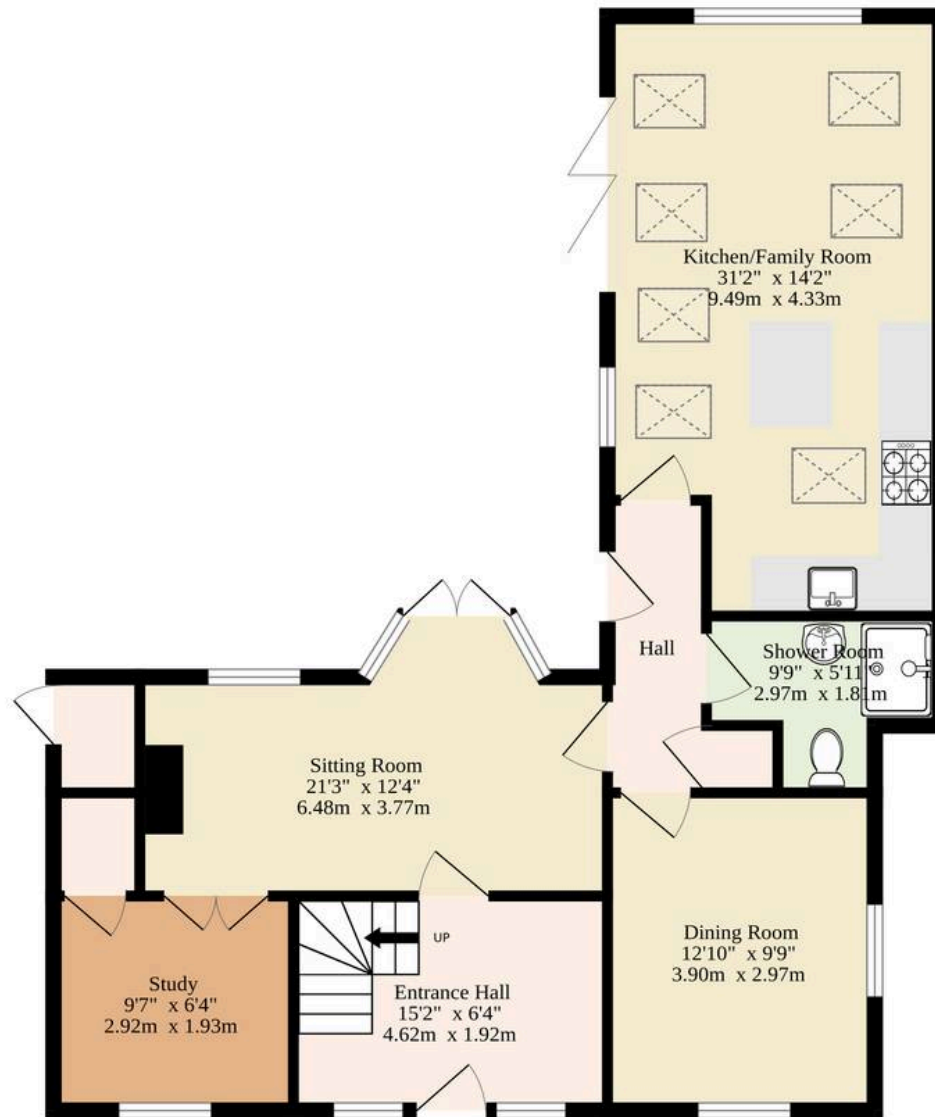
Outside, the lifestyle offering continues. The private, well-established garden is a serene sanctuary, perfectly suited for both relaxing and entertaining. A combination of patio and seating areas, a maintained lawn, and vibrant planted beds create a dynamic and inviting outdoor space. Three timber storage sheds offer practical solutions for storing your garden tools and equipment.

This unique cottage offers more than just a home—it promises a way of life. Peaceful yet connected, characterful yet contemporary, private yet welcoming, it is country living redefined.

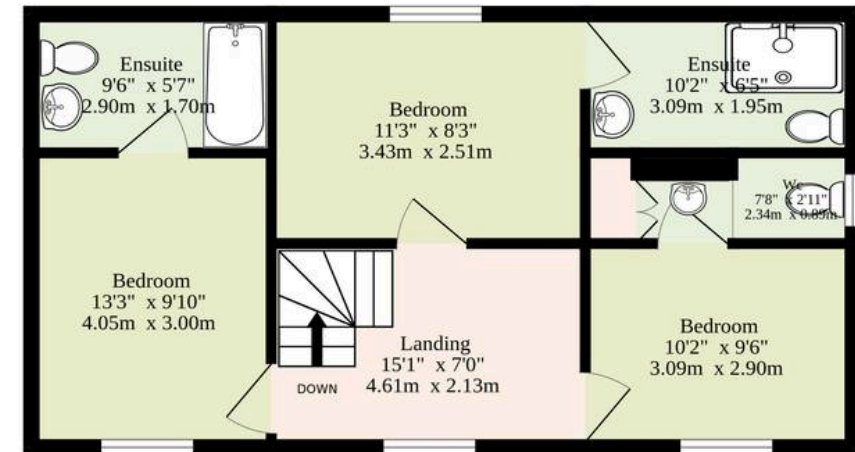


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Ground Floor
1094 sq.ft. (101.6 sq.m.) approx.



1st Floor
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA : 1659 sq.ft. (154.1 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*
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