



Beech House Townhouse Road, Costessey

Norwich



Guide Price £775,000  
Minors & Brady

# Beech House Townhouse Road

Costessey, Norwich

Guide Price: £775,000 - £825,000. Amid the timeless charm of Old Costessey, Beech House emerges as a Georgian treasure. Blending countryside calm with city convenience, the property sits just moments from Norwich, the A47, and scenic routes like Marriotts Way. Behind its elegant light-toned façade and sash windows lies a home of generous scale, offering up to seven bedrooms and an abundance of versatile living spaces. Reception rooms flow from formal to family-friendly, including a grand sitting room, games room, dining room, and garden room opening onto landscaped grounds. The kitchen pairs modern practicality with period character, while a cellar, utility hall, and ground-floor bedroom enhance its flexibility. Outside, 0.40 acres of gardens frame the residence, complemented by ample parking, a cart lodge garage, and a self-contained holiday let with income potential. With its grandeur, adaptability, and prized setting, Beech House offers a rare opportunity to craft a remarkable family home in one of Norfolk's most desirable locations.



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- With as many as seven bedrooms including a versatile ground-floor option, the home easily adapts to growing families, multi-generational living, or those requiring guest accommodation
- A formal sitting room with fireplace, a bright garden room with skylights and patio doors, a dining room for entertaining, and a games room create a wealth of spaces
- Featuring kitchen cabinetry in a calming green hue, rustic shelving, potted plants on the wide window ledge, and furniture chosen to echo the home's Georgian roots
- Alongside the reception rooms, the addition of a ground-floor shower room and utility hall with Belfast sink
- The generous cellar provides exceptional storage potential while the utility hall and practical fittings keep everyday living efficient





M&B

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Council Tax band: G

Tenure: Freehold



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## A Coveted Old Costessey Location Balancing Heritage and Convenience

Set within Old Costessey's Townhouse Road, Beech House enjoys a prized position that reflects the historic character of the neighbourhood. This address offers the rare balance of countryside access and feel with city convenience. Norwich is just a short drive or bike ride away as are swift connections to the A47 (2.9 miles) and NDR. A direct bus service offers access to Norwich city centre and train station for destinations further afield.

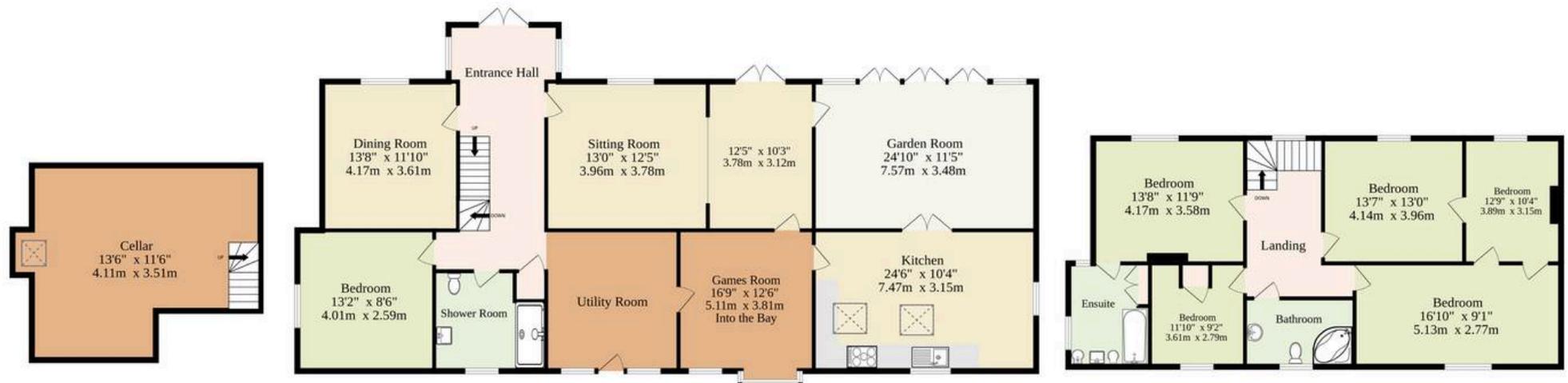
For outdoor lovers, Marriotts Way is a short walk away — a well-loved route for walking, cycling, running and dog walks which extends from Aylsham, through Old Costessey and then right into the centre of Norwich. Local life is well-served with nearby cafes, active churches and 3 popular pubs all within walking distance. Village shops, a garage and a pharmacy are



Cellar  
158 sq.ft. (14.7 sq.m.) approx.

Ground Floor  
1618 sq.ft. (150.3 sq.m.) approx.

1st Floor  
923 sq.ft. (85.7 sq.m.) approx.



**TOTAL FLOOR AREA : 2699 sq.ft. (250.7 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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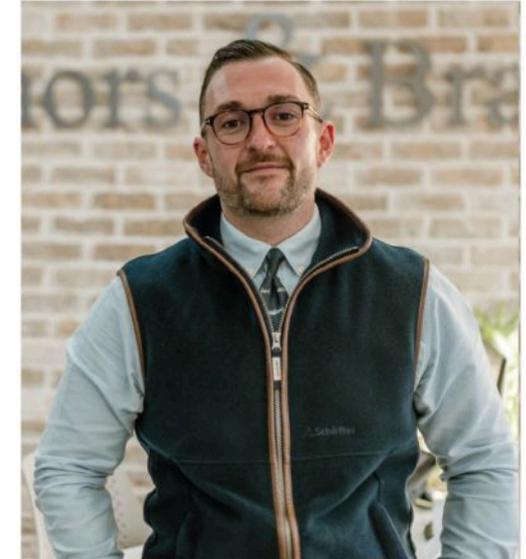
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