



Lion House Martham Road, Rollesby
Great Yarmouth



Minors & Brady

Lion House Martham Road

Rollesby, Great Yarmouth

Few homes manage to feel both steeped in history and effortlessly modern, yet Lion House achieves exactly that. Nestled within the waterside village of Rollesby, this 19th-century red brick semi-detached cottage blends timeless character with stylish updates. The home offers three bedrooms off the landing, including a master with built-in wardrobe, and a contemporary family bathroom. On the ground floor, two reception rooms include a light-filled double-aspect sitting room with a wood burner and a dining room with stairs rising to the first floor. A modern kitchen, complete with integrated appliances, oak worktops, and Belfast sink, leads conveniently into a utility room. Outside, the south-facing garden provides the perfect retreat, while a gated shared driveway with allocated parking and a workshop add practicality. With its balance of charm, comfort, and modern living, Lion House is a truly special find in a sought-after village setting.

- Elegant 19th century semi-detached red brick cottage
- Three bedrooms all off the landing, including master with built-in wardrobe
- Modern family bathroom finished to a high standard
- Two reception rooms, including double-aspect sitting room with wood burner
- Dining room with stairs leading to first floor
- Contemporary kitchen with integrated double oven, induction hob, oak worktops and Belfast sink
- Separate utility room for additional convenience
- South-facing garden, ideal for relaxation and entertaining
- Electric gated shared driveway with allocated parking space and workshop
- Desirable waterside village location with excellent local amenities and transport links



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The Location

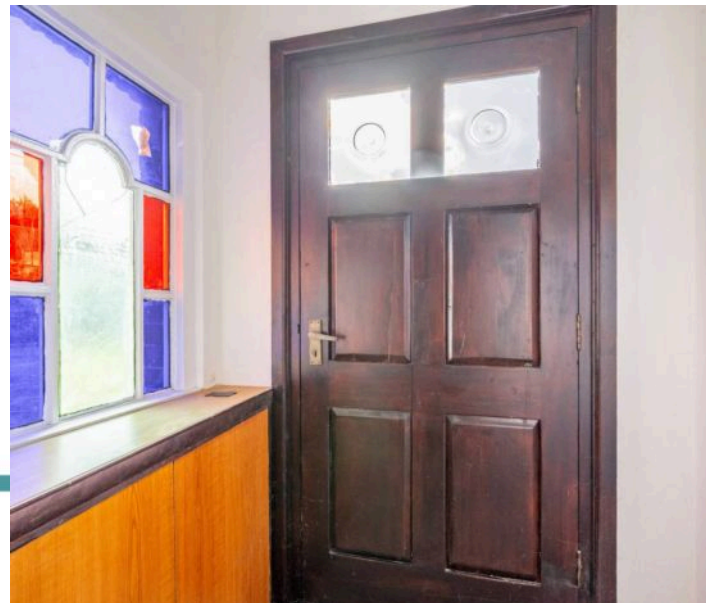
Rollesby is a truly inviting waterside village, offering a relaxed pace of life and a wonderful place to call home. More than just a scenic spot, it provides a balanced lifestyle with essential amenities and excellent connectivity.

For everyday needs and a friendly community feel, Rollesby offers a primary school within the village, making it a convenient choice for families. You'll also find a welcoming village pub serving good food, and for fresh, local produce, a superb farm shop is right on your doorstep.

The heart of the village undoubtedly lies along its tranquil broad. Here, you'll discover two delightful dining spots: The Waterside and The Boathouse. The Waterside, a friendly café and tearoom, is perfectly positioned for enjoying the broad's gentle ambiance. The Waterside also offers family-friendly facilities, including a children's play area, and the chance to take a gentle trip on the charming Edwardian launch, 'Gentleman Jim', for a different perspective of the broad and its abundant wildlife.

As evening approaches, The Boathouse, a beautifully updated country pub and restaurant, offers a wonderful dining experience. It's still relaxed but with a touch more refinement, featuring a warm and inviting interior with large windows showcasing the broad.

Beyond the immediate village, Rollesby benefits from excellent access to the A47, a major trunk road that provides straightforward connections to Great Yarmouth in one direction and Norwich in the other, making commuting and exploring the wider Norfolk area incredibly convenient. This connectivity ensures that while you can enjoy the peaceful waterside lifestyle, you're never far from larger towns and cities.



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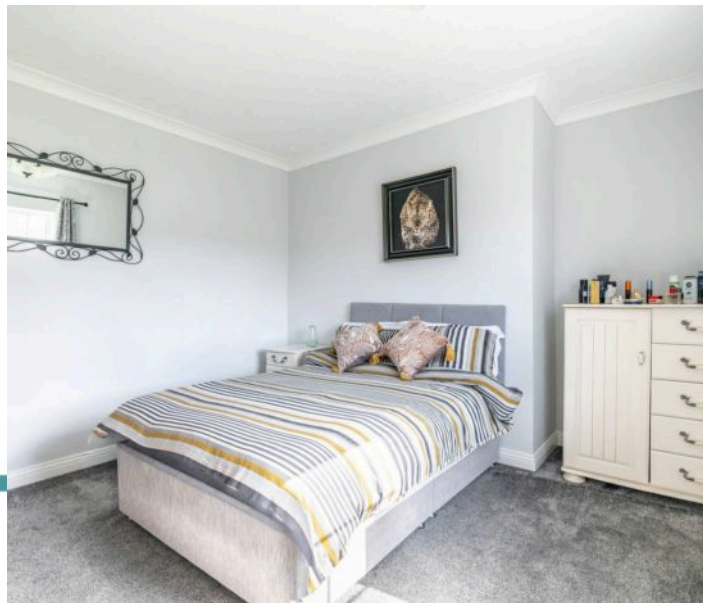
Martham Road, Rollesby

Lion House is a charming 19th century semi-detached cottage, beautifully combining period character with modern living. With its elegant red brick façade and thoughtful updates throughout, this three-bedroom home offers a warm and inviting atmosphere in a highly desirable setting.

Upon entering through the porch, you are welcomed into the heart of the home. The double-aspect sitting room is light and airy, featuring a wood burner that creates a cosy focal point, perfect for family evenings or entertaining. A second reception room serves as a dining room, with stairs leading to the first floor and providing an excellent space for everyday meals or special occasions.

The kitchen is both stylish and practical, fitted with a modern integrated double oven, induction hob, oak worktops, and a Belfast sink, blending contemporary convenience with timeless finishes. From here, a utility room adds further functionality and access to the outdoors.

Upstairs, all three bedrooms are arranged off the landing, including a well-proportioned master bedroom complete with a built-in wardrobe. A modern family bathroom serves the first floor, finished to a high standard.



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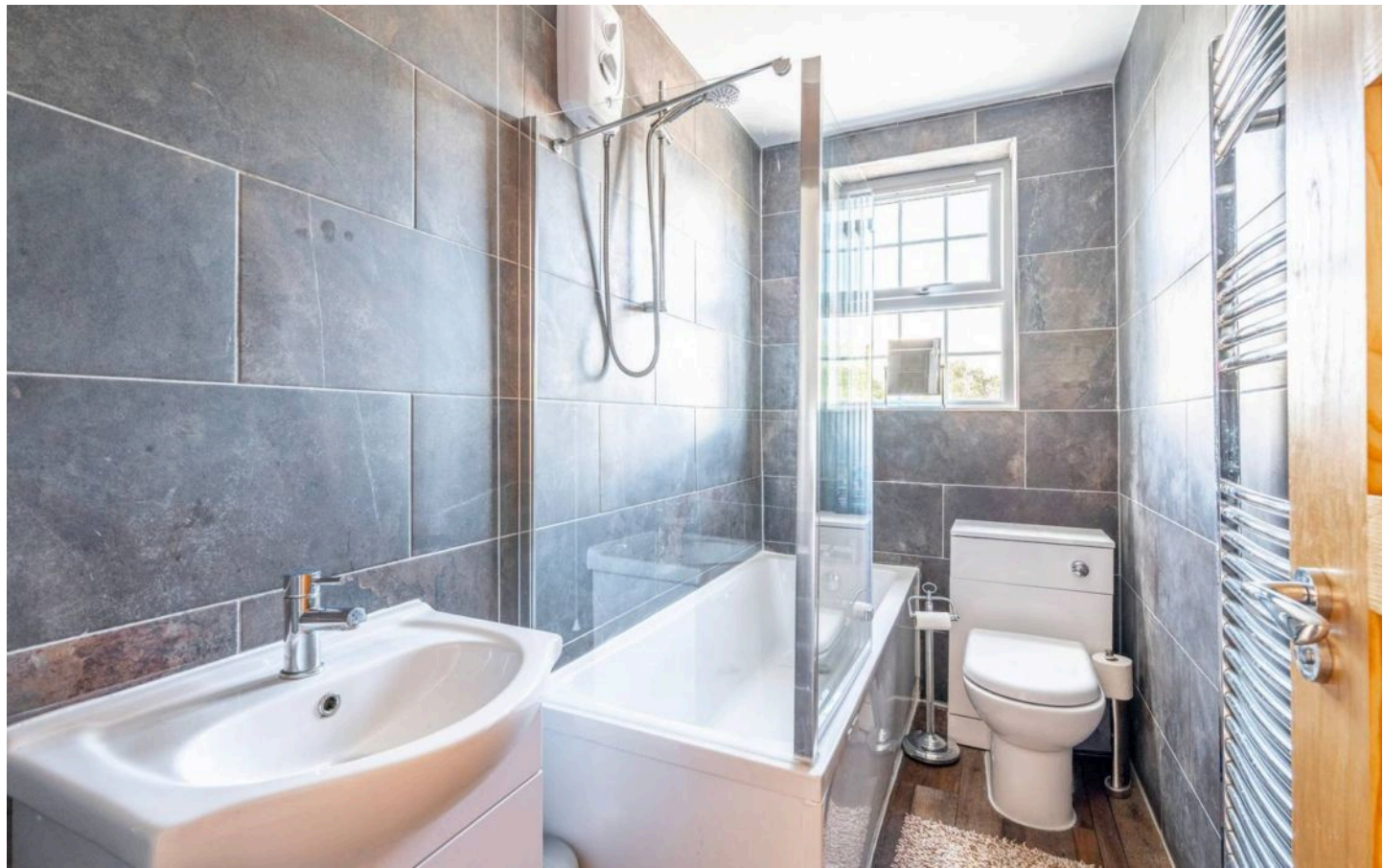
Outside, Lion House enjoys a south-facing garden that provides an ideal spot for relaxing and entertaining in the warmer months. A shared driveway, accessed via electric gates, offers parking for six vehicles and includes its own car space for this property. In addition, a useful workshop is included, while the garage is owned by the neighbouring property.

Lion House is a rare find – a characterful red brick cottage that has been thoughtfully modernised, offering a delightful balance of heritage charm and contemporary style.

Agents Note

Sold Freehold

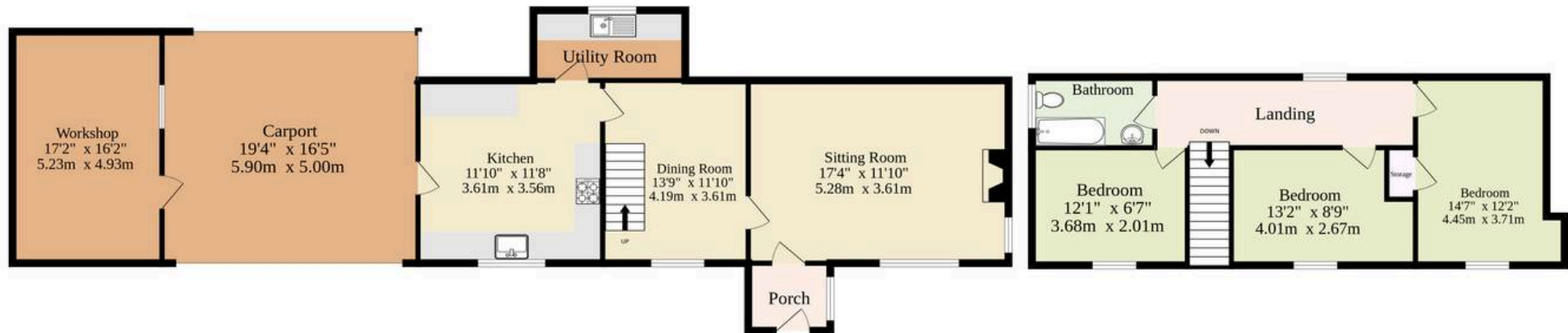
Connected to oil-fired heating, mains water, electricity and drainage



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Ground Floor
840 sq.ft. (78.0 sq.m.) approx.

1st Floor
470 sq.ft. (43.7 sq.m.) approx.



Not Including Carport

TOTAL FLOOR AREA : 1310 sq.ft. (121.7 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

Minors & Brady
Your home, our market

 caister@minorsandbrady.co.uk

 01493 806188

 48 High Street, Caister-on-Sea, Great Yarmouth, NR30 5EH

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