



2 Manor Farm Cottage Coast Road, Walcott

Norwich



Minors & Brady

2 Manor Farm Cottage Coast Road

Where the fields meet the sea breeze, this rare Walcott home emerges as a retreat unlike any other. Surrounded by open countryside yet only moments from the coastline, it offers a lifestyle where tranquillity and fresh coastal air intertwine. A sweeping gravel driveway leads to plentiful parking, a large garage/workshop, and a host of outbuildings, including a greenhouse and separate studio space. The gardens are just as special, with a secluded south-facing plot, a patio for entertaining, and a sheltered courtyard beneath an awning. Inside, character meets comfort: a modern kitchen with an Aga, a study with field views, and a sitting room with beams, a log burner, and patio doors opening to the outdoors. The dining room completes the trio of welcoming reception spaces. Upstairs, three bedrooms include a master with storage, while the family bathroom boasts a generous corner bath. Balancing countryside calm with the charm of the nearby beach, this is a home that captures the very best of rural-coastal living.

- Rarely available home in Walcott, embraced by rolling fields with glimpses of the nearby beach
- Expansive gravel driveway with plentiful parking and electric car charging point
- Large garage/workshop, separate studio space, generous lock-up storage and useful outbuildings
- Brick-built dwarf-wall greenhouse for year-round gardening pursuits
- Secluded south-facing garden, complemented by a spacious patio and awning-covered courtyard
- Kitchen with modern finishes alongside a traditional Aga and latch-style door to side porch





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The Location

This home enjoys an enviable coastal position, just a short distance from the sandy shores of Walcott Beach – the perfect setting for morning walks, leisurely days by the sea, or taking in breathtaking evening sunsets. Life here embraces all the charm of the Norfolk coast, where the sound of waves and fresh sea air become part of your everyday rhythm.

The surrounding coastline is dotted with characterful villages and seaside towns. Mundesley, with its traditional promenade, golf course, and independent cafés, offers a quintessential coastal experience, while Happisburgh, famous for its historic lighthouse, provides both heritage and natural beauty. Each nearby village brings its own character, from welcoming pubs and tea rooms to picturesque cliff-top walks and family-friendly beaches.

The village of Walcott itself is warm and community-driven, centred around its village hall and local shop that cater to day-to-day needs. Seasonal fish and chips, coastal pubs, and local events add to the vibrant seaside atmosphere, making it a location where residents and visitors alike feel at home.

For a broader range of amenities, the thriving market town of North Walsham is just a short drive inland. Here you'll find supermarkets, independent retailers, schools, healthcare facilities, and train services connecting to Norwich and beyond.

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Manor Farm Cottage, Walcott

A rare opportunity has arisen to own a truly unique home in Walcott, where the rolling fields embrace the property and the coastline is just moments away. With sweeping rural views from every angle and the glimmer of the beach visible in drone shots provided, this is a lifestyle that perfectly marries countryside tranquillity with the refreshing charm of the sea.

The approach to the property is every bit as inviting as its setting. A generous gravel driveway unfolds with plentiful parking for multiple vehicles, complete with an electric car charging point for sustainable living.

To the right, one of your neighbours is a picturesque field, offering a sense of openness and privacy.

A large garage/workshop, separate studio space, lock-up storage and outbuildings provide endless possibilities, while a brick-built dwarf-wall greenhouse promises year-round gardening pursuits.

The outdoor spaces are designed to make the most of the setting. A secluded south-facing garden offers peace and sunshine, enhanced by a large patio and an awning-covered courtyard garden—perfect for entertaining or simply enjoying the quiet beauty of the surroundings.



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Inside, the home continues to delight with character and comfort. The entrance hall welcomes you with a convenient WC, leading to a kitchen that blends modern design with a traditional touch. Here, a classic Aga sits alongside contemporary finishes, with a latch-style door guiding you into a side porch that's ideal for coats, boots, and outdoor gear.

A separate office/study enjoys views across the front, offering a calm place to work or read. The sitting room, rich in character with exposed beams and a log burner, opens directly to the outside space through patio doors.

Completing the trio of reception rooms, the dining room provides a warm and inviting space to gather with family and friends.

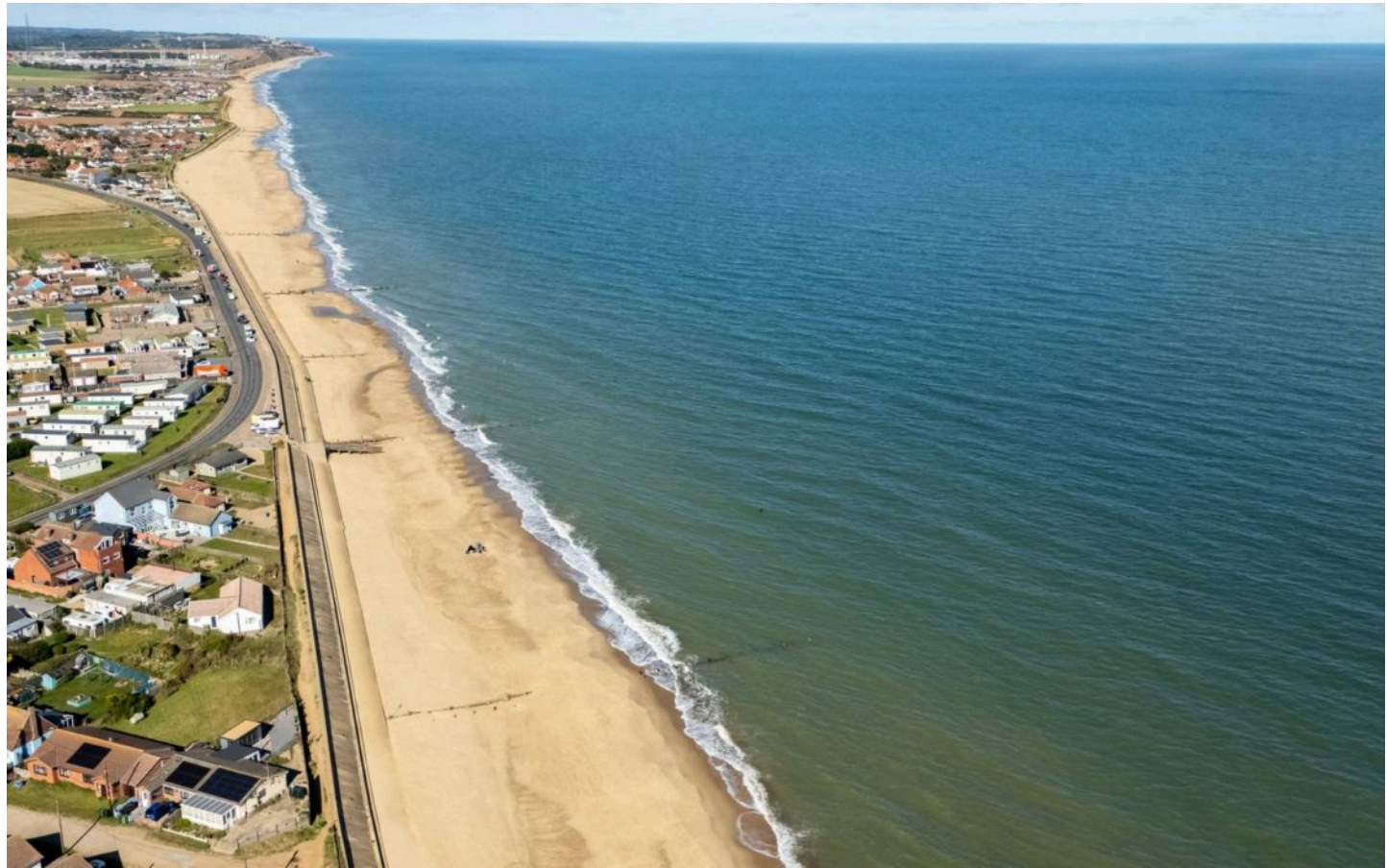
Upstairs, three bedrooms are thoughtfully arranged, including a master with built-in storage. The family bathroom offers a touch of indulgence with a large corner bath and modern sanitaryware, creating a sanctuary to unwind after a day spent exploring either the countryside or the nearby beach.

This Walcott home is a rare find, offering a lifestyle of balance—where coastal breezes meet rural calm, and where every detail has been considered to complement both its natural surroundings and the modern demands of daily life.

Agents Note

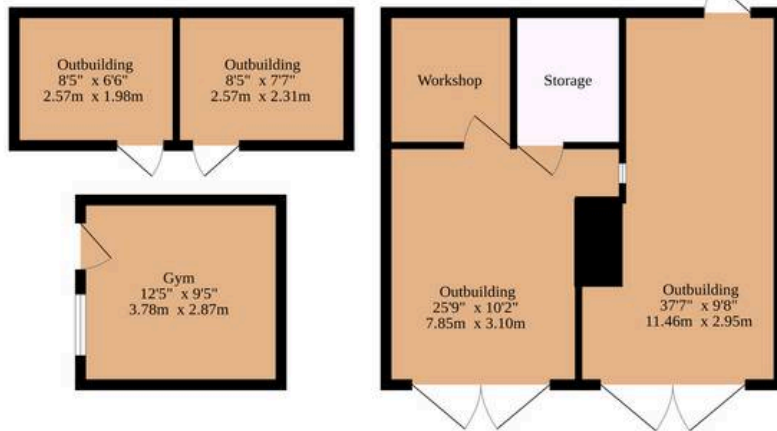
Sold Freehold

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



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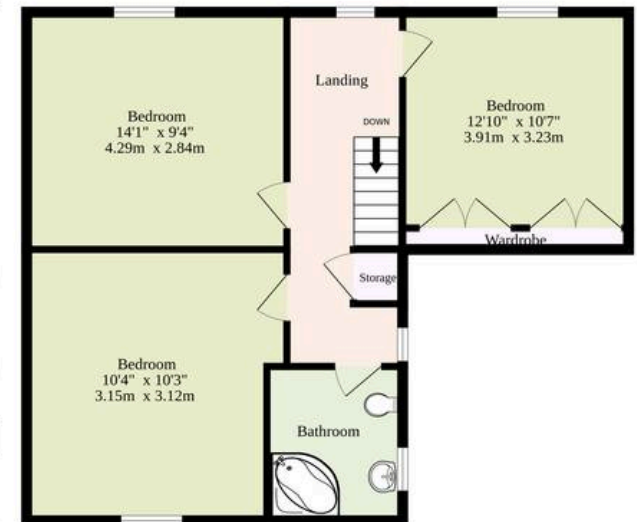
Outbuildings
1114 sq.ft. (103.5 sq.m.) approx.



Ground Floor
681 sq.ft. (63.3 sq.m.) approx.



1st Floor
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA : 2303 sq.ft. (214.0 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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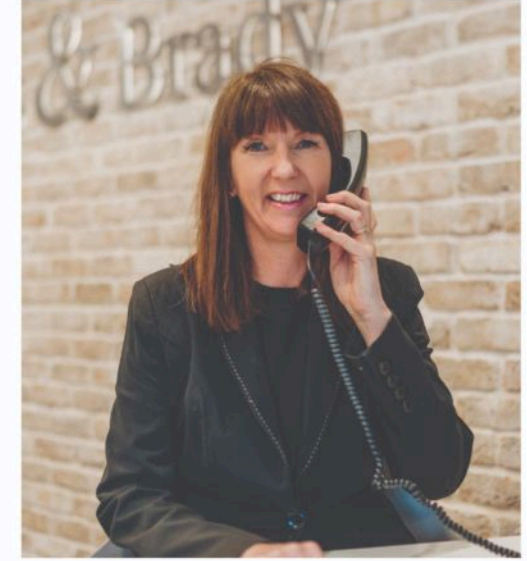
Dreaming of this home? Let's make it a reality



Meet *Abi*
Branch Partner



Meet *Karol*
Property Valuer



Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



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