



The Willows Water Lane, Mundesley

Norwich



£725,000
Minors & Brady

The Willows Water Lane

Mundesley, Norwich

Concealed at the end of a sweeping driveway and framed by mature trees, The Willows feels like a home discovered rather than simply arrived at. This striking red-brick residence, wrapped in climbing foliage, immediately charms with its fairytale character and commanding presence. Inside, the generous accommodation includes three reception rooms, a large kitchen with utility, and four spacious bedrooms, offering versatility for family life or multi-generational living. The grounds are equally impressive, with extensive parking, multiple outbuildings with power and water, and ample space for recreation, hobbies, or further development. Perfectly liveable as it stands, the property offers excellent scope for sympathetic updates, allowing new owners to blend timeless charm with modern comforts. Just a short stroll from Mundesley's sandy beach and village amenities, The Willows is a rare opportunity to create a truly special coastal home.

- Approached via a long sweeping driveway, framed by mature trees and autumn leaves, creating a memorable first impression
- A commanding red-brick home with climbing foliage that gives a fairytale-like charm and character
- Generous parking for 10+ vehicles, together with a garage and shared driveway access
- Multiple outbuildings benefitting from both power and water, offering excellent scope for hobbies, workshops, or conversion
- Spacious dual-aspect sitting room with a traditional brick fireplace as a focal point, filled with natural light
- Additional dining room and dedicated home office, providing three flexible reception spaces for modern living
- Large kitchen with rich wooden cabinetry, space for a family-size fridge freezer, and a separate utility room





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The Willows Water Lane

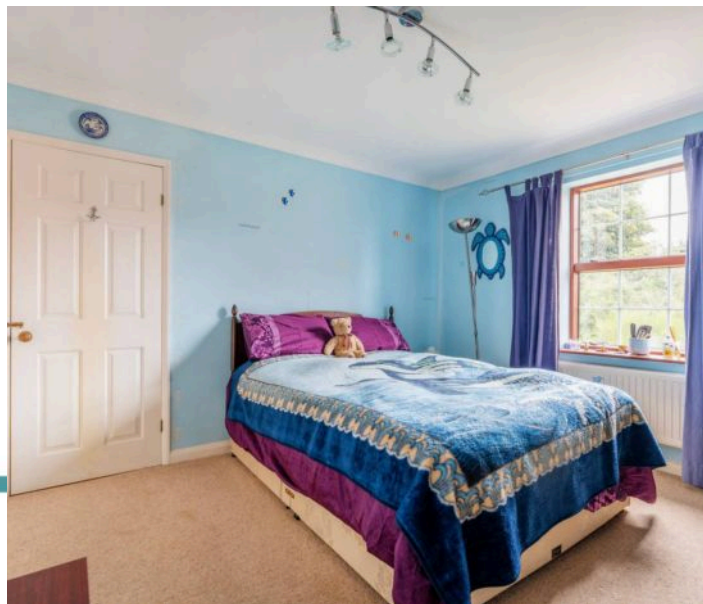
Mundesley, Norwich

Set in a peaceful residential area on the edge of Mundesley, The Willows enjoys an excellent balance of quiet living and coastal convenience. Just a short stroll leads you to the village's sandy beach – perfect for seaside walks, fresh sea air, and the gentle sound of the waves.

Mundesley itself provides a good range of everyday amenities, including local shops, a primary school, welcoming cafés, and a GP surgery, all close by. For those who enjoy the outdoors, the nearby cliff-top paths offer stunning views across the Norfolk coastline, ideal for dog walking, running, or simply soaking up the scenery.

Regular bus services link the village to North Walsham and Cromer, while Norwich can be reached easily by car or rail, providing access to wider shopping, leisure, and commuting opportunities.

With its blend of coastal charm, village convenience, and strong connections beyond, The Willows is perfectly placed for those seeking a relaxed coastal lifestyle.



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The Willows Water Lane

Mundesley, Norwich

Water Lane, Mundesley

Approached via a long sweeping driveway, scattered with golden autumn leaves and framed by mature trees, *The Willows* immediately sets the tone for a home steeped in character. A signposted entrance invites you forward, with the property slowly revealing itself through the greenery, a striking red-brick residence, partly cloaked in climbing foliage, offering a fairytale-like first impression.

The approach leads to generous parking for 10+ vehicles, extensive grounds, and a collection of useful outbuildings, all benefitting from electric and water connections, alongside a garage. Shared driveway access brings you to the welcoming porch entrance, which opens into a spacious hallway where rich wooden accents, a staircase and a brick-arched feature doorway hint at the charm within.

Inside, the accommodation is substantial and versatile, with excellent scope for multi-generational living or modern family life. The dual-aspect sitting room is a true centrepiece, bathed in natural light and anchored by a traditional brick fireplace. This, together with the separate dining room and a dedicated home office, provides three reception rooms to be enjoyed and adapted as you wish.

A cloakroom adds practicality on the ground floor.



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The Willows Water Lane

Mundesley, Norwich

A cloakroom adds practicality on the ground floor.

The kitchen, styled with warm wooden cabinetry, offers excellent space for both cooking and entertaining, with room for a large fridge freezer and access to a separate utility room.

Though perfectly functional, this heart of the home is ripe for updating, a wonderful opportunity for new owners to create a bespoke space to suit their lifestyle.

Upstairs, the property continues to impress with four well-proportioned bedrooms. The principal bedroom enjoys built-in storage and its own ensuite shower room, while the further bedrooms are served by a generous bathroom featuring a corner bath, shower, and basin, with a separate WC next door.

A large landing area, with potential as a study or reading nook, overlooks the grounds at the front, enhancing the sense of light and space.

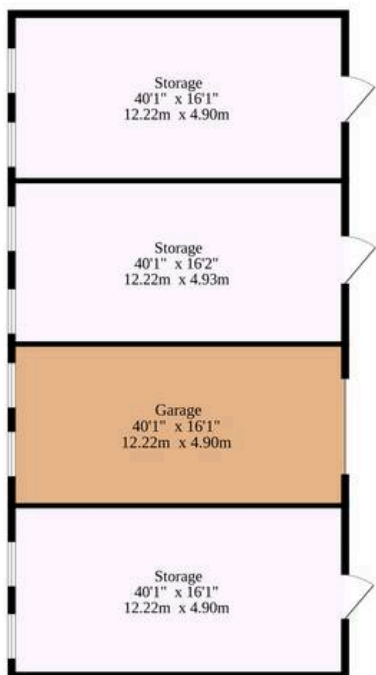
The exterior matches the scale of the interior, sweeping grounds surround the property, offering both privacy and possibilities for landscaping, play, or simply enjoying the setting. The multiple outbuildings provide excellent scope for hobbies, workshops, or conversion, while the coastal position makes this a superb opportunity for those seeking a lifestyle home.

Just a short walk from the sandy shores of Mundesley Beach, *The Willows* is a home brimming with character and potential. While well-loved and immediately liveable, it offers exciting scope for sympathetic modernisation – the chance to blend period charm with contemporary style and truly make this unique property your own.



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Outbuildings
2586 sq.ft. (240.2 sq.m.) approx.



Ground Floor
1270 sq.ft. (118.0 sq.m.) approx.



1st Floor
1249 sq.ft. (116.0 sq.m.) approx.



TOTAL FLOOR AREA : 5105 sq.ft. (474.3 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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