



5 High Street, Ketteringham  
Wymondham



Minors & Brady



## 5 High Street

Known as Wystria House, this distinctive three-bedroom semi-detached cottage sits gracefully in the heart of Ketteringham, its façade softened by climbing greenery that hints at the calm within. There's a stillness here, the kind that seems to belong to the place itself. Resting within grounds of around a third of an acre (stms), the home carries a quiet character through every room, from the exposed beams to the gentle proportions that make it instantly welcoming. The spacious living room, centred around its fireplace, forms the natural heart of the home, while the separate dining room invites easy gatherings. A bright kitchen stretches over sixteen feet, offering plenty of workspace and a lovely outlook to the garden. Downstairs also includes a flexible room, ideal as a study or guest bedroom, along with a WC. Upstairs, two comfortable bedrooms and a well-planned family bathroom complete the living space, with the main bedroom featuring beams and built-in wardrobes. Outside, the generous garden, home office, double garage and charming bar outbuilding create a rare blend of practicality and leisure.

- Distinctive three-bedroom semi-detached cottage in the heart of Ketteringham
- Set within generous grounds of around one-third of an acre (stms)
- Spacious living room with central fireplace and welcoming atmosphere
- Separate dining room ideal for family meals or entertaining
- Bright, well-proportioned kitchen extending over sixteen feet
- Flexible ground-floor room suitable as a study, snug, or guest bedroom
- Characterful main bedroom with exposed beams, built-in wardrobes, and ensuite WC







M&B



## The Location

High Street is a quiet lane situated in the picturesque Norfolk village of Ketteringham, located just a few miles southwest of Norwich. This rural location offers a peaceful village atmosphere surrounded by scenic countryside and traditional Norfolk homes. While High Street itself is primarily residential with a handful of charming cottages and farmhouses, essential amenities and services can be found a short drive away.

For shopping, residents typically travel to nearby villages such as Wymondham or to Norwich city centre, where a wide range of supermarkets, boutiques, and high street stores are available. Within Wymondham, roughly 3 miles from High Street, you can find local convenience shops, a weekly market, and larger retail outlets.

Families living on High Street benefit from access to several reputable schools within a short commute. In addition to the nearby schools in Wymondham, the catchment area also includes schools in Hethersett, such as Hethersett Academy and Hethersett Old Hall School. For younger children, the Ketteringham Nursery provides excellent early years care and education.

Healthcare needs are met by a combination of local GP surgeries and hospitals in the surrounding area. The closest general practice is Wymondham Medical Centre, offering comprehensive primary care. For more specialized services or emergencies, the Norfolk and Norwich University Hospital is approximately a 15-minute drive, providing extensive healthcare facilities.

Transport links for High Street residents are relatively convenient despite the rural setting. Wymondham railway station, about 3 miles away, provides regular rail connections to Norwich and beyond, making commuting viable for those working in the city or traveling further afield.





## 5 High Street

Ketteringham, Wymondham

### High Street, Ketteringham

In the heart of Ketteringham sits this distinctive three-bedroom semi-detached cottage, resting within grounds of around a third of an acre (stms). It's a home with real presence, the kind that grows on you the longer you stay.

Every corner carries a touch of character, from the gentle proportions of the rooms to the calm rhythm of the garden beyond.

The porch opens into a generous living room, where the fireplace sets the tone, warm, welcoming and central to daily life. It's the sort of space that naturally draws people in, whether for quiet evenings or relaxed conversation. The separate dining room has a comfortable feel and offers plenty of room for family meals or gatherings with friends.

Beyond, the kitchen stretches to over sixteen feet and feels open and functional, with a good amount of worktop space and light from the garden.

On the ground floor there's also a versatile room that works equally well as a snug, study or guest bedroom, along with a convenient WC.





# 5 High Street

## Ketteringham, Wymondham

Upstairs, the main bedroom immediately catches attention with its generous scale and exposed beams that hint at the property's age and character. Built-in wardrobes provide useful storage, and the ensuite WC adds a layer of comfort. The second bedroom sits just across the landing and feels airy and balanced, while the family bathroom offers a simple, well-proportioned layout.

The outdoor space completes the setting. The rear garden extends beautifully behind the house, offering wide lawns, mature planting and a sense of privacy that's rare to find. There's room for outdoor dining, for a kitchen garden, or simply to unwind among trees and open sky. Alongside the garden sits a double garage, a separate home office that opens possibilities for home working or hobbies, and an outbuilding currently used as a small bar, a charming touch that makes the most of the setting.

The broad driveway to the front allows for generous parking and easy access.

What makes this property stand out is its balance of space, charm and setting. It's the kind of home that invites a slower pace, where mornings begin with light through the kitchen window and evenings end in the garden with the sound of the countryside around you. It's a place that feels settled, ready to be shaped by the rhythm of everyday life.

### Agents Note

Sold Freehold

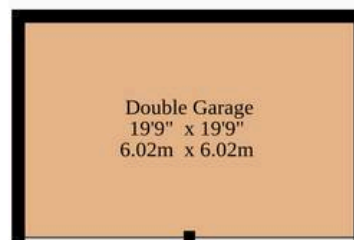
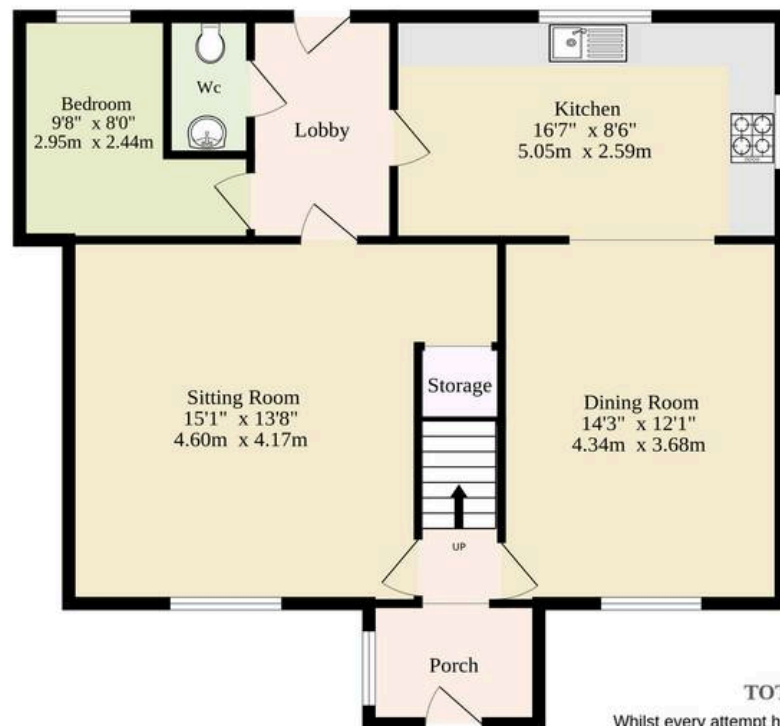
Connected to mains water, electricity, oil-fired heating and private drainage.



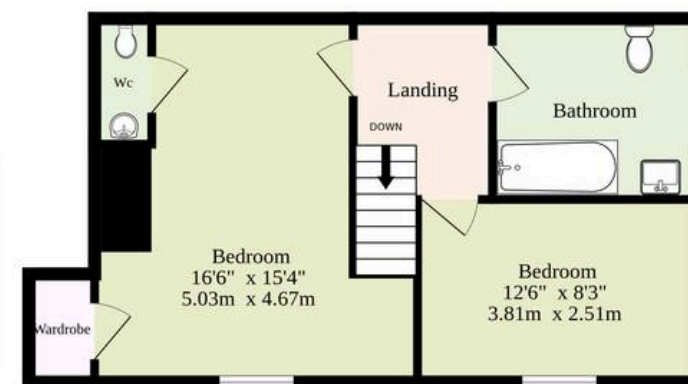


Ground Floor  
1077 sq.ft. (100.1 sq.m.) approx.

1st Floor  
523 sq.ft. (48.6 sq.m.) approx.



Including Double Garage



**TOTAL FLOOR AREA : 1600 sq.ft. (148.6 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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