



1 River View Old Hall Road, Witton

North Walsham



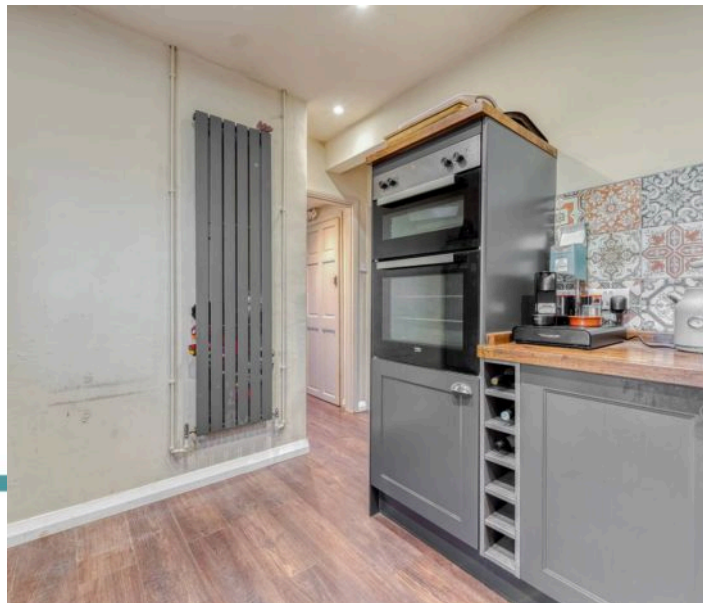
Minors & Brady

1 River View Old Hall Road

There's something quietly special about a home surrounded by open countryside, where every evening ends with soft golden light fading over the fields. This extended semi-detached house offers that rare blend of space, comfort, and calm, with far-reaching rural views in every direction. Inside, the layout feels open and welcoming, with a spacious triple-aspect living room that makes the most of the natural light. The kitchen and dining areas are thoughtfully designed, practical yet homely, creating an easy flow for everyday life. Upstairs, three comfortable bedrooms each enjoy their own outlook across the surrounding fields. Outside, the generous fifth of an acre plot (stms) provides plenty of space to enjoy the fresh air, with neatly kept gardens wrapping around the home. The west-facing rear garden is the perfect spot to unwind at the end of the day and take in the sunset. Two timber outbuildings and a brick store offer great flexibility for storage, hobbies, or work-from-home space. Altogether, it's a well-cared-for home with a peaceful, rural charm that's hard to find.

- Beautiful open countryside views — uninterrupted outlooks across fields in every direction, offering a true sense of peace and space
- Stunning west-facing sunsets, the rear garden captures the evening light perfectly, making it a lovely spot to unwind
- Spacious 22ft triple-aspect living room, flooded with natural light and featuring French doors that open directly to the garden
- Thoughtfully extended layout, creating generous ground-floor living areas while keeping a warm, homely feel throughout
- Well-fitted kitchen with solid wood worktops, practical, charming, and designed for everyday use, with plenty of workspace and storage
- Separate dining room with character features, including a decorative fireplace and a welcoming, social atmosphere
- Three comfortable bedrooms with countryside views

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The Location

Tucked away in the peaceful countryside of North Norfolk, River View enjoys a truly rural setting within the small village of Witton. It's a place where open fields, quiet lanes, and fresh country air set the tone, while still being conveniently close to the lively market town of North Walsham, just a short drive, around a mile and a half away.

The property benefits from being close to some of North Norfolk's most picturesque spots. Bacton Woods, with its beautiful walking and cycling trails, and the North Walsham and Dilham Canal, ideal for peaceful strolls and wildlife watching, are both within easy reach—less than half a mile from the house. It's a wonderful setting for anyone who enjoys the outdoors, with countryside views all around and a real sense of space and tranquillity.

Although Witton itself is delightfully quiet, everything you could need day-to-day is nearby in North Walsham. The town offers a good mix of shops and services, including large supermarkets like Sainsbury's, Waitrose, and Lidl, as well as independent stores, cafés, and restaurants. There are excellent schools covering all ages—including a sixth form college—plus doctor's surgeries, leisure facilities, and a traditional weekly market that keeps the town centre bustling.

North Walsham's railway station provides regular connections on the Norwich to Sheringham line, making it easy to reach the coast or the city without a car. For days out, the sandy beaches of the Norfolk coast are only about three miles away, while the Norfolk Broads National Park lies around ten miles to the south, offering endless opportunities for boating and exploring. The historic city of Norwich is roughly 17 miles distant, providing a wider choice of shopping, culture, and entertainment—all within comfortable reach.

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Witton, North Walsham

River View, Old Hall Road, Witton

Set quietly within a peaceful rural setting, this beautifully extended semi-detached home offers a wonderful blend of space, comfort, and character — all surrounded by wide-open countryside views that seem to go on forever. With a generous fifth of an acre plot, there's plenty of room to enjoy outdoor living, from morning coffee watching the mist rise over the fields to long summer evenings bathed in golden sunset light. It's the sort of home that immediately feels calm and welcoming, a place where life slows down just a little.

Inside, the property has been thoughtfully extended to make the most of its position and natural light. The impressive 22-foot triple-aspect living room is the true heart of the home — a bright, airy space with windows framing open countryside and French doors leading straight into the garden. It's perfect for quiet evenings in, family gatherings, or simply sitting and watching the changing light over the fields.

The kitchen is both practical and charming, fitted with a good range of base units, solid wood work surfaces, and tiled splashbacks. There's plenty of room for appliances, and its layout makes cooking and everyday living feel easy and enjoyable.

Adjacent to this, the separate dining room adds a lovely touch of formality, ideal for family meals or relaxed dinners with friends — featuring a window to the front, a decorative fireplace, and warm wood flooring that runs throughout the ground floor.



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Also on the ground floor, the smartly presented bathroom includes a white suite with a shower over the bath, sleek tiling, and a heated towel rail. The entrance porch and hallway provide practical storage and a sense of space as you move through the home, while the entire ground floor benefits from oil-fired central heating and double-glazed windows and doors, ensuring warmth and energy efficiency all year round.

Upstairs, there are three comfortable bedrooms, all with lovely open views of the surrounding fields and countryside. The main bedroom feels particularly spacious, with a built-in wardrobe and a front-facing window that catches the morning light. The other two bedrooms are equally inviting, perfect as guest rooms, children's bedrooms, or even a home office if needed. Each room is tastefully finished with laminate flooring and neutral tones, giving the upper floor a fresh, cohesive feel.

Outside, the property really shines. The gardens wrap around the house, offering lawned areas to the front, side, and rear, each with its own charm. The west-facing rear garden is a particularly special spot, completely private and perfectly positioned to enjoy the most beautiful sunsets that light up the sky and fields in shades of pink and gold. There's a brick-built store, two large timber outbuildings, and a paved patio area ideal for barbecues or quiet evening drinks. The front garden includes ample off-road parking for several vehicles and is enclosed by classic picket fencing that adds to the home's rural charm.

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Altogether, this is a home with an easy, natural warmth, well cared for, thoughtfully laid out, and surrounded by open countryside that makes every window view worth pausing for. Whether you're entertaining friends in the light-filled living room, pottering in the garden, or simply sitting outside watching the sun sink into the horizon, this is a home that invites you to slow down, breathe, and enjoy the simple beauty of rural living.

Agents Note

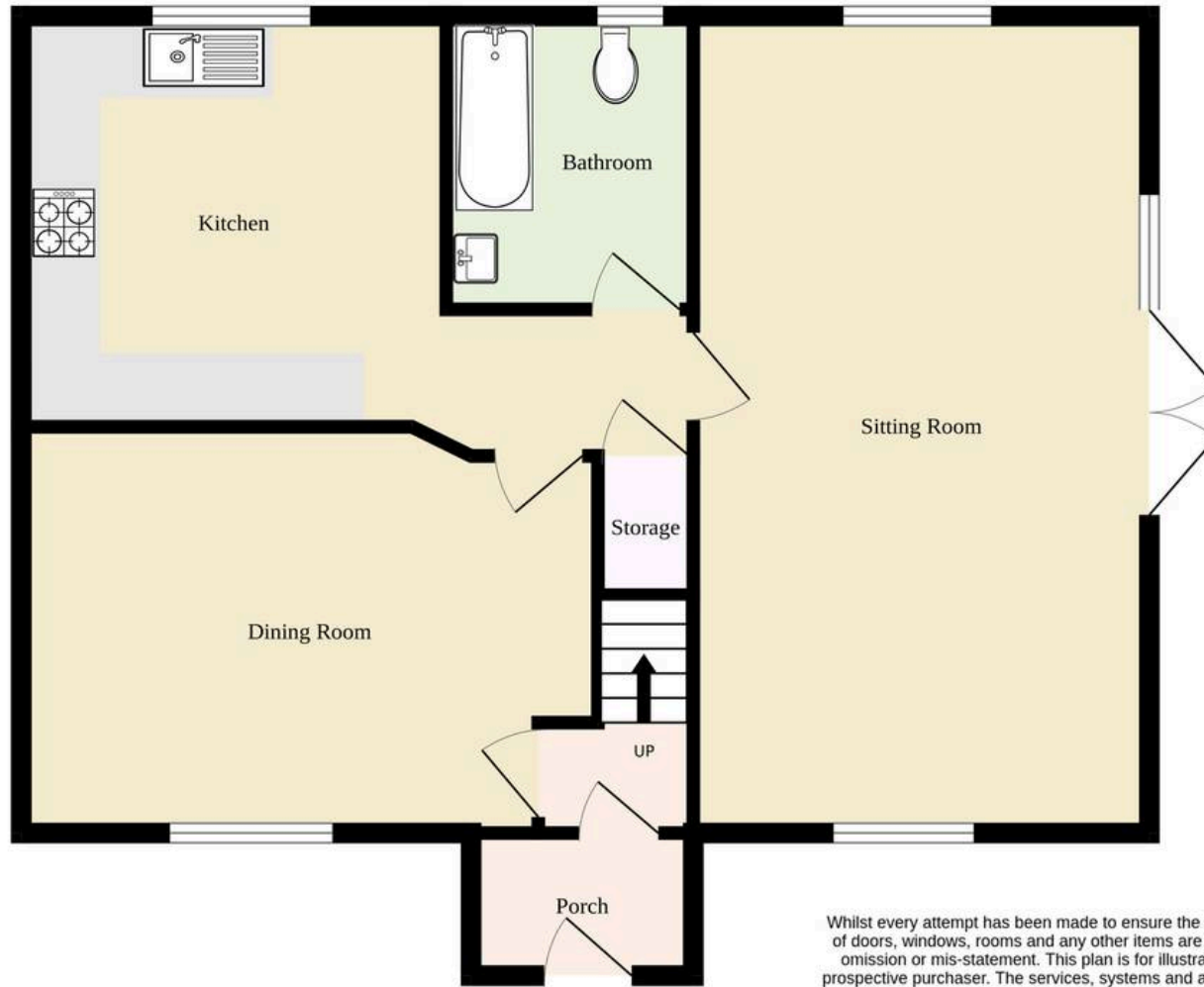
Sold Freehold

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

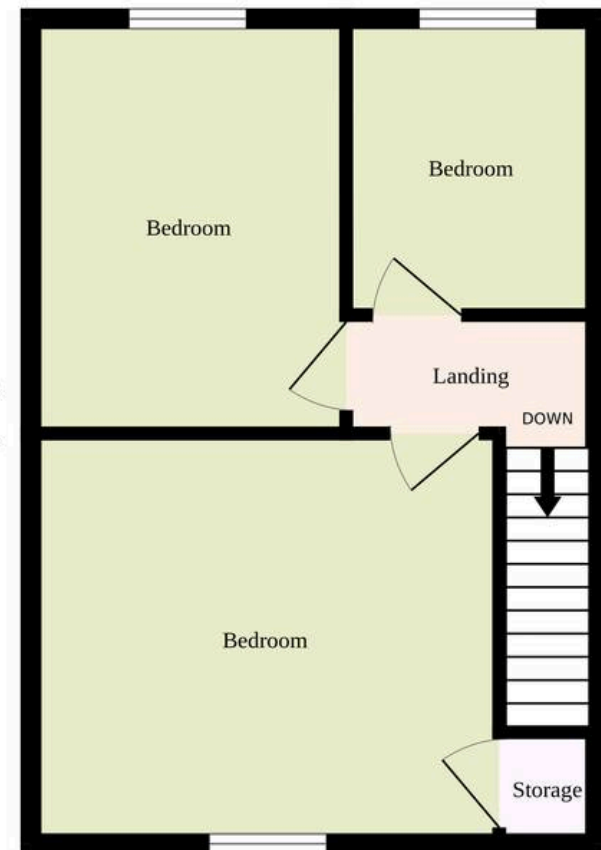


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Ground Floor



1st Floor



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?

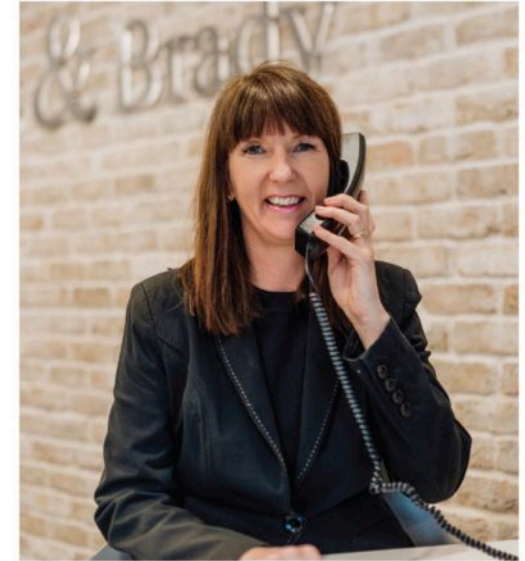
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