



Hollymoore Cottage High Street, Ludham

Great Yarmouth



Minors & Brady



# Hollymoore Cottage High Street

Ludham, Great Yarmouth

Set in the highly sought-after village of Ludham, this extended detached cottage offers a modern country interior with versatile spaces designed for family life and entertaining. A striking open-plan kitchen and family room opens onto a private wrap-around garden, while a large living and dining area with exposed beams and a wood burner provides a welcoming heart to the home. Four bedrooms, including a luxurious master suite, two bathrooms, a patio, driveway, and garage complete a property that embodies the best of Norfolk living.

## Location

High Street runs through the centre of Ludham, a traditional Norfolk village situated within the Broads National Park. The street is lined with essential local amenities, including a convenience store and post office, a village butcher, and the Kings Arms pub, all within easy walking distance of one another. The village has a relaxed, community-focused rhythm, with Ludham Primary School & Nursery just a short stroll from High Street, and secondary schools in nearby towns such as Stalham High School accessible by car or local bus.

Transport links are modest but reliable: the A1062 provides direct road connections to Wroxham, North Walsham, and Norwich, while the nearest railway stations at Acle and Hoveton & Wroxham connect the area to the wider region. Residents benefit from the combination of village convenience and countryside lifestyle, with footpaths, waterways, and green spaces surrounding the village, making it easy to enjoy outdoor pursuits alongside daily routines.

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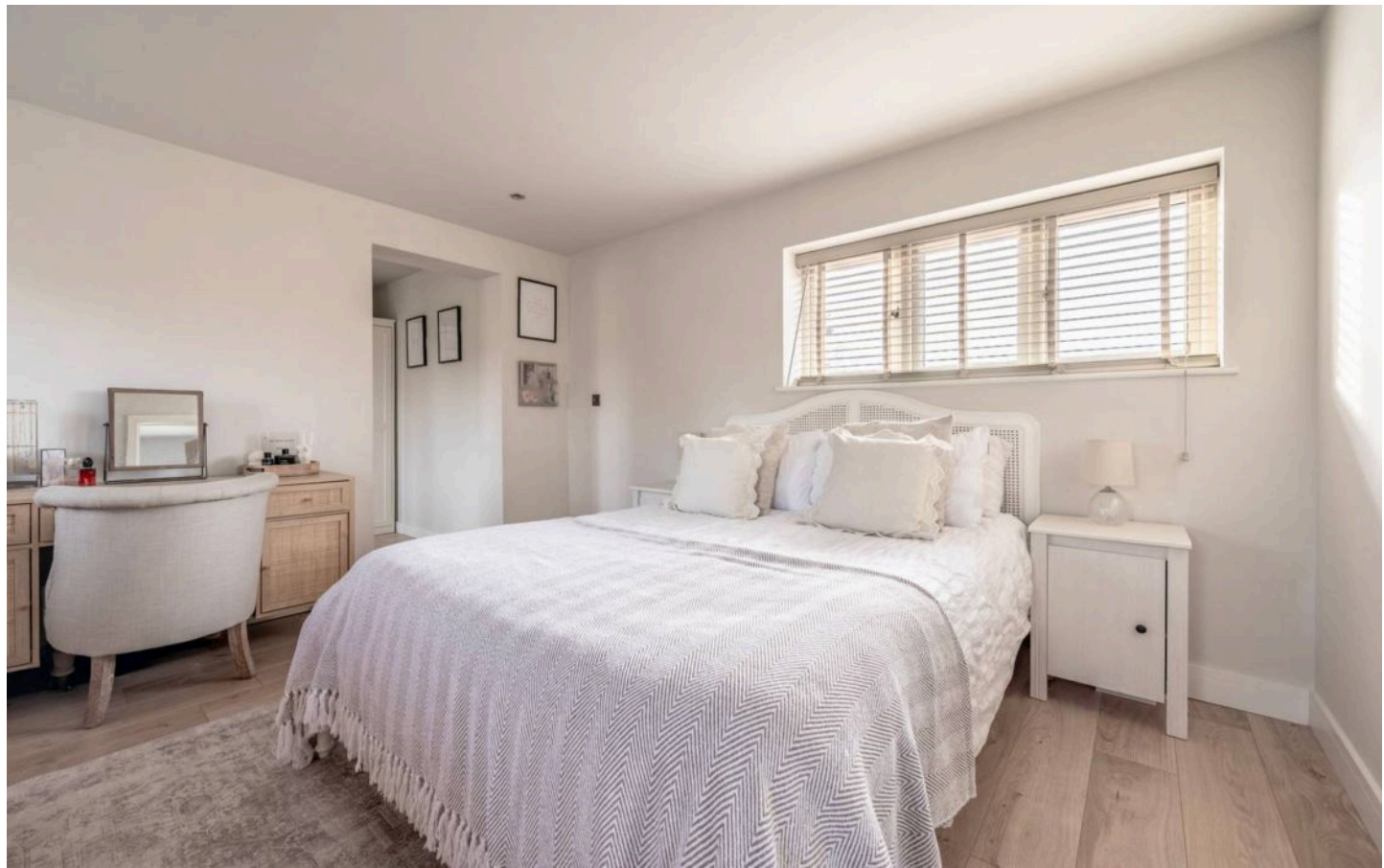


# Hollymoore Cottage High Street

Ludham, Great Yarmouth

- Extended detached cottage proudly positioned in the sought-after Norfolk village of Ludham
- Beautiful family home showcasing a modern country interior that can easily adapt to your own preferences and style
- Potential to create two separate dwellings for multi-generational living, an Airbnb rental or independant family members (stpp)
- Exceptional open-plan kitchen/family room accentuated by a feature fireplace, a high vaulted ceiling and two-sets of French doors that open out to the garden
- Kitchen is equipped with quality cabinetry, hard wood worktops, space for a range cooker, an integrated dishwasher, a wine fridge and a stylish breakfast bar for casual dining
- Large, open-plan living/dining room featuring a fireplace with an inset wood burner and exposed beams, creating an effortless flow for relaxation and entertaining
- Four bedrooms offering the utmost comfort and privacy, complemented by a family bathroom and a shower room, both mirroring quality fixtures and fittings
- Luxury master bedroom flaunting a dressing room and a private en-suite
- A private, wrap-around garden with a patio for seating arrangements, a sweeping lawn and planted beds around the borders
- Gated access to a shingled driveway providing off-road parking for multiple vehicles and a garage for workshop/storage options

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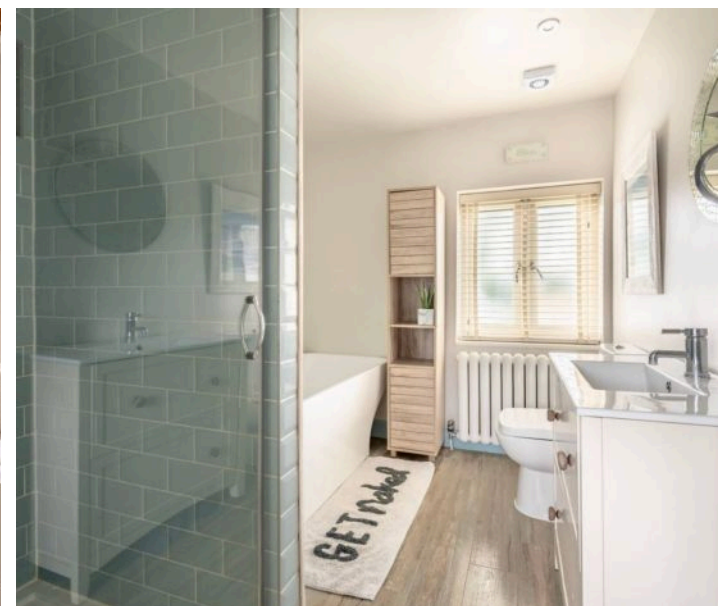
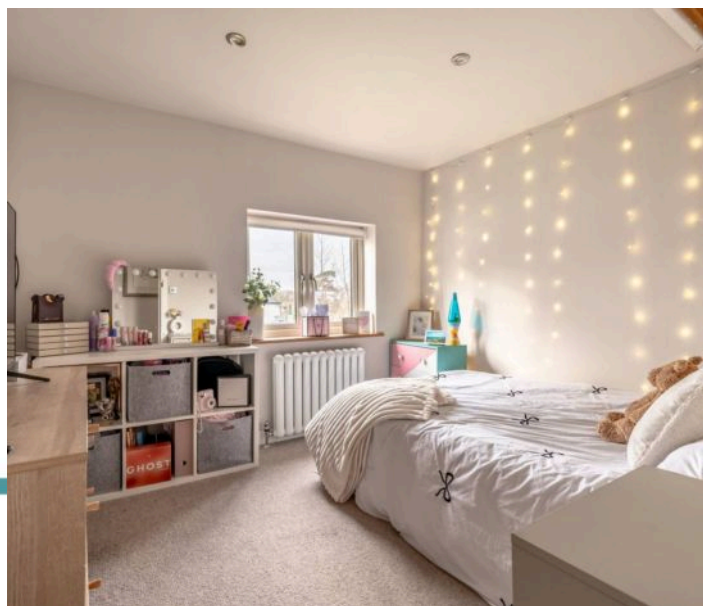
# Hollymoore Cottage High Street

Ludham, Great Yarmouth

Proudly positioned in the desirable Norfolk village of Ludham, this extended detached cottage combines modern country living with versatile, family-friendly spaces. The home offers flexibility to suit a range of lifestyles, including the potential (stpp) to create two separate dwellings, perfect for multi-generational living, a holiday let, or independent family members.

The heart of the property is a striking open-plan kitchen and family room, highlighted by a feature fireplace and a soaring vaulted ceiling. Twin sets of French doors open onto the garden, bringing the outdoors inside. The kitchen has been thoughtfully designed with high-quality cabinetry, hardwood worktops, space for a range cooker, an integrated dishwasher, a wine fridge, and a stylish breakfast bar for casual dining.

Flowing effortlessly from this space is the large living and dining area, featuring exposed beams and a fireplace with an inset wood burner, ideal for relaxed evenings or entertaining guests. Practicality is seamlessly integrated with a utility room and a convenient ground-floor WC.



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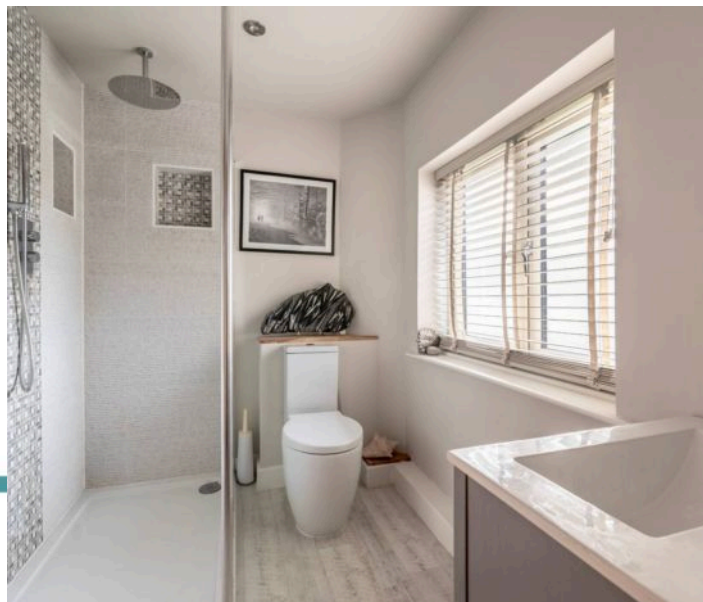
Upstairs, four well-appointed bedrooms offer comfort and privacy, accompanied by a family bathroom and a shower room, each finished with quality fixtures. The master suite provides a private retreat, complete with a dressing room and a luxurious en-suite featuring a freestanding bathtub, walk-in shower, toilet, and hand basin.

Outside, the home enjoys a private wrap-around garden, complete with a patio for outdoor dining, a sweeping lawn, and thoughtfully planted borders. Gated access leads to a shingled driveway offering off-road parking for multiple vehicles, with an adjoining garage providing additional storage or workshop space.

This is a home where style, space, and flexibility come together to create a setting for modern family life. It represents a rare opportunity to embrace the very best of Norfolk living.

## Agents Notes

Freehold

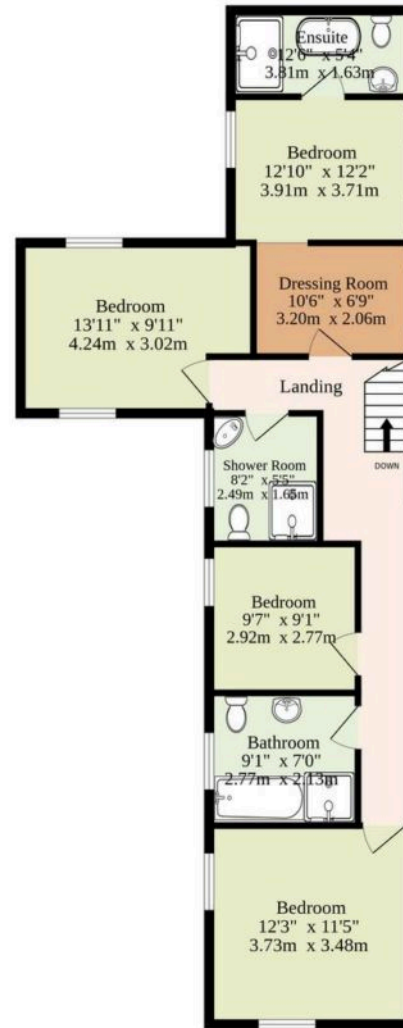


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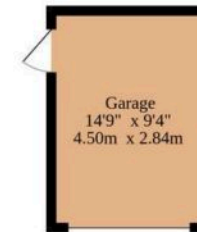
Ground Floor  
1862 sq.ft. (186.7 sq.m.) approx.



1st Floor  
823 sq.ft. (76.5 sq.m.) approx.



Garage  
149 sq.ft. (13.8 sq.m.) approx.



Total Sqft Includes The Garage And Store.

TOTAL FLOOR AREA : 2025 sq.ft. (188.1 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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Senior Property Consultant



Meet *James*  
Property Consultant



Meet *Lauren*  
Property Consultant

# Minors & Brady

*Your home, our market*

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