



3 Uncles Cottages Pound Lane, Fleggburgh  
Great Yarmouth

Minors & Brady



# 3 Uncles Cottages Pound Lane

Fleggburgh, Great Yarmouth

Set against panoramic views of the surrounding fields, this charming cottage-style home combines spacious, versatile living with a wealth of practical features. The open plan kitchen and dining space is the heart of the home, while the dual-aspect sitting room with wood burner and the family room opening onto the garden offer flexible living areas for everyday life. Three double bedrooms include one with a timber balcony overlooking the fields, and the converted double garage and workshop provide potential for an annexe or home office. The private rear garden, complete with a bespoke barbecue hut, is perfect for entertaining, making this a home that blends comfort, character, and country living with ease.

## Agents Note

Freehold

Oil central heating.





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## 3 Uncles Cottages Pound Lane

Fleggburgh, Great Yarmouth

- Positioned in a semi-rural village, this cottage-style residence enjoys panoramic views over surrounding farmed fields, offering a peaceful and open setting
- Presented in fantastic order, combining period charm and modern comforts with light, spacious rooms that make the most of the surrounding countryside
- Open plan kitchen and dining space designed for both everyday living and entertaining, with a breakfast bar seating area and a seamless connection to the garden through stable doors
- Dual-aspect sitting room with wood burner set within an exposed brick fireplace, creating a cosy yet light-filled space perfect for relaxing or hosting friends
- Versatile family room opening directly onto the rear garden, with the flexibility to be a home office, playroom for children or a cosy snug
- Three double bedrooms including one with a timber balcony overlooking the rolling fields, providing a perfect spot for morning coffee or evening drinks
- Family bathroom finished with understated elegance and practical design, including a vanity unit and heated towel rails
- Converted double garage/workshop that has a flexible living room and a toilet, that is insulated and has double-glazed finishes
- Potential for a studio if you work from home or multi-generational living within a self-contained annex
- Private rear garden mainly laid to lawn with mature hedging and fencing for privacy, alongside a bespoke barbecue hut designed for year-round entertaining



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## Location

Pound Lane in Fleggburgh, Norfolk, is a quiet residential street nestled in a rural village setting, surrounded by open farmland and green spaces typical of the Broads region. Local amenities in Fleggburgh include a post office, a village hall, and a traditional pub, while essential shopping needs can be met in nearby Great Yarmouth or smaller surrounding villages like Filby and Rollesby.

For families, the closest schools include Fleggburgh Church of England Primary School, with secondary education accessible in Great Yarmouth and Caister-on-Sea. Local bus services link the village with these towns, providing connections to Norwich, though private car travel is the most convenient for commuting.

Nearby villages such as Filby, Rollesby, Clippesby, and Runham offer additional rural charm, while towns like Great Yarmouth and Acre provide a wider range of shops, leisure, and cultural amenities. The Norfolk coastline is just a short drive away, with sandy beaches and coastal paths at Caister-on-Sea and Great Yarmouth, making it easy to enjoy both countryside and seaside activities.



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Set back behind a low hedge on a quiet country lane, this charming cottage-style home enjoys a wonderfully open outlook across the surrounding countryside. Displaying panoramic country views both internally and externally over the adjacent farmed fields, the house feels immersed in its landscape, with ever-changing skies and sunsets forming part of daily life. Offered in fantastic order, the property is rich in character yet beautifully balanced with practical, modern living.

The approach is quietly impressive, with two driveways providing excellent flexibility. One sits neatly beside the front entrance, while the second leads to the converted double garage, now arranged as a garage/workshop, a garden room and a toilet. This space can be used as a studio for home-working or a self-contained annex, ideal for multi-generational living, older children or visiting loved ones.

Inside, the layout flows naturally and feels instantly welcoming. At the heart of the home is the open-plan kitchen and dining space, a room that sets the tone for the rest of the house. Rustic in style yet thoughtfully arranged, it offers a warm, lived-in feel with a strong connection to the landscape beyond. The dining area enjoys open views across the fields to the front, creating a natural backdrop for everyday meals and longer, more leisurely gatherings.

The kitchen itself wraps around the space with an abundance of wall and base units, finished with wood-effect work surfaces that extend to form a breakfast bar seating area. Integrated appliances sit neatly within the cabinetry, keeping the room clean and uncluttered, while the layout allows for easy movement and practical day-to-day use. Tiled flooring defines the kitchen zone, complementing the softer finishes of the dining area and adding to the sense of subtle zoning within the open plan arrangement. Stable doors lead through to the rear, enhancing the indoor-outdoor flow and providing easy access to the garden.

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The dual aspect sitting room is full of warmth, centred around a wood burner set within an exposed brick fireplace. It is a room made for slower evenings, offering both comfort and outlook in equal measure. A further family room opens directly onto the garden, providing a versatile additional living space that could suit a range of needs, from home working to a cosy snug. A cloakroom and a sun room, currently used as a utility space, complete the ground floor accommodation.

Upstairs, three double bedrooms continue the sense of light and connection to the surroundings. Two enjoy far-reaching views over the fields to the front, while the third opens directly onto a timber balcony. This elevated spot is ideal for a morning coffee or an evening drink, watching the sun set over the rolling farmland beyond. A well-appointed family bathroom serves all bedrooms, comprising of a modern four-piece suite, including a bathtub and a shower cubicle.

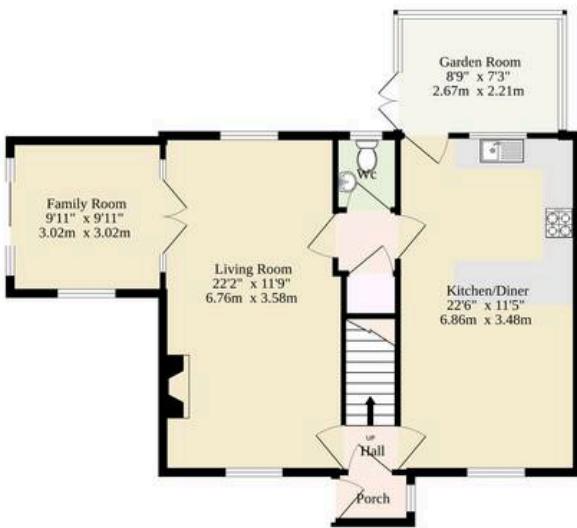
Outside, the rear garden is predominantly laid to lawn and enclosed by fencing and mature hedging, offering a good degree of privacy. Established planting and shrubbery brings colour to the garden all-year round. The bespoke barbecue hut sits comfortably within the garden and provides a unique, year-round space for hosting friends and family, whatever the season.

This is a home that combines character, charm and versatility with spectacular views, offering a lifestyle defined by light, space and tranquillity.

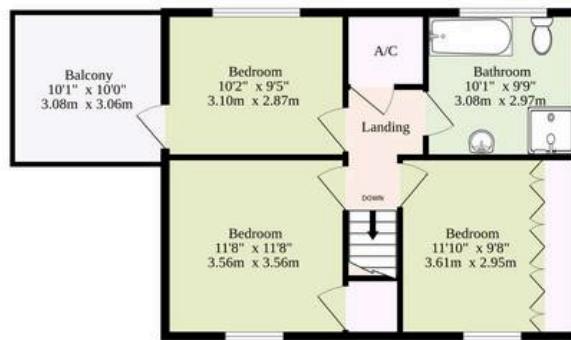


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	38	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

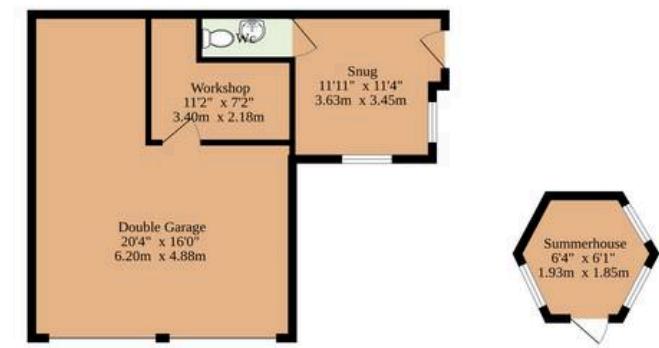
**Ground Floor**  
713 sq.ft. (66.2 sq.m.) approx.



**1st Floor**  
599 sq.ft. (55.6 sq.m.) approx.



**Outbuildings**  
591 sq.ft. (54.9 sq.m.) approx.



Sqft Includes All The Outbuildings And The Balcony

**TOTAL FLOOR AREA : 1903 sq.ft. (176.8 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*  
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Meet *Lauren*  
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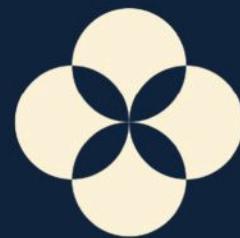
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