



57 Yarmouth Road, North Walsham

North Walsham



Minors & Brady

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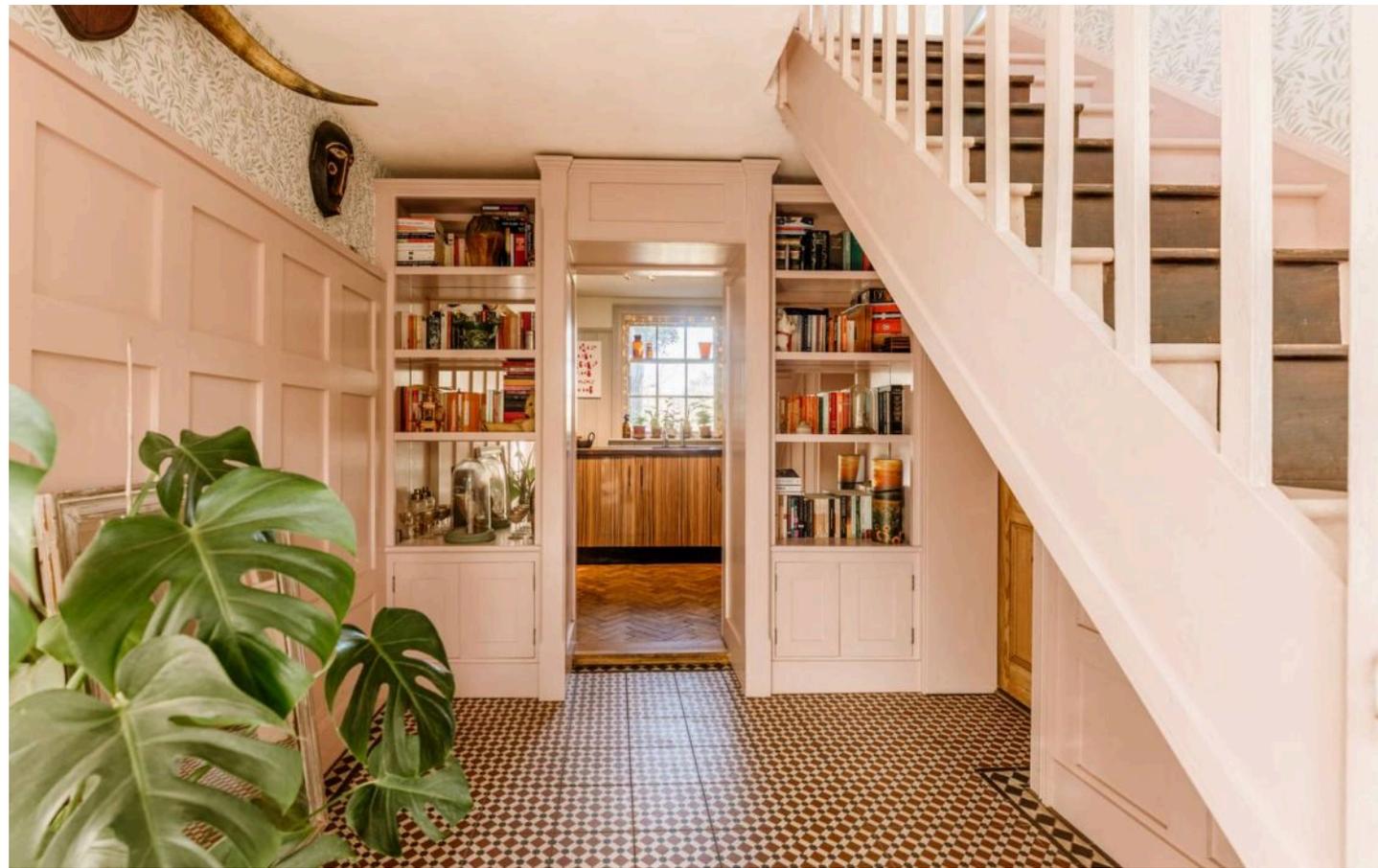
Set on one of North Walsham's most desirable roads, this Grade II listed cottage offers a unique blend of character and modern living. With three double bedrooms, a sitting room with an open fire, and a kitchen/dining area with a multi-fuel burner, the home is arranged for both comfort and style. Elegant sash windows, solid wood herringbone floors, and carefully considered interiors combine traditional features with contemporary touches. Outside, mature gardens, off-road parking, and a versatile outbuilding provide space for work, leisure, or entertaining, creating a home that balances practicality with period charm in a private yet accessible location.

Agents Notes

Freehold

Connected to all mains services.

Heating system: Electric and solid fuel.



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- Grade II listed cottage in a secluded yet convenient location on one of North Walsham's most desirable roads
- Interiors thoughtfully styled with vibrant wallpaper, comfortable furnishings, wooden internal doors, and a balance of traditional features with contemporary touches
- Three generously proportioned double bedrooms filled with natural light from the large sash windows
- Sitting room with an open fire and solid wood herringbone flooring flowing into the dining area
- Dining room accentuated by a multi-fuel wood burner and a light-filled layout ideal for entertaining
- Kitchen fitted with quality cabinetry, an inset sink, a range oven, and space for a tall fridge and freezer
- Mature private gardens with low-maintenance shingle paths, raised beds, and established shrubbery
- Large front garden laid to lawn with mature planting and off-road parking accessed from Thirlby Road
- Substantial outbuilding comprising four rooms, with the potential to convert (stpp)



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Location

Yarmouth Road is a key residential street in North Walsham, a historic market town in Norfolk. It runs southeast out of the town centre toward the outskirts, providing convenient access to both local amenities and surrounding countryside. Along or near the road, residents have access to essential services and shops, including small convenience stores, a post office, and a mix of independent retailers. The town centre, just a short walk or drive away, features supermarkets like Lidl and Sainsbury's, along with a selection of cafés, local boutiques, and household services.

Families living on Yarmouth Road benefit from proximity to several schools. For younger children, North Walsham Infant School and North Walsham Junior School are nearby, while North Walsham High School provides secondary education within easy reach. There are also nursery and pre-school options in the local area, making the road practical for families with children of all ages.

Transport links are convenient for commuting and regional travel. North Walsham railway station lies a short distance from the road, with services toward Norwich and the Norfolk coast. Local bus routes connect the town with nearby settlements, including Cromer, Aylsham, and Great Yarmouth. Road connections are also straightforward, with the A149 providing access to the north coast and the A140 linking south toward Norwich.



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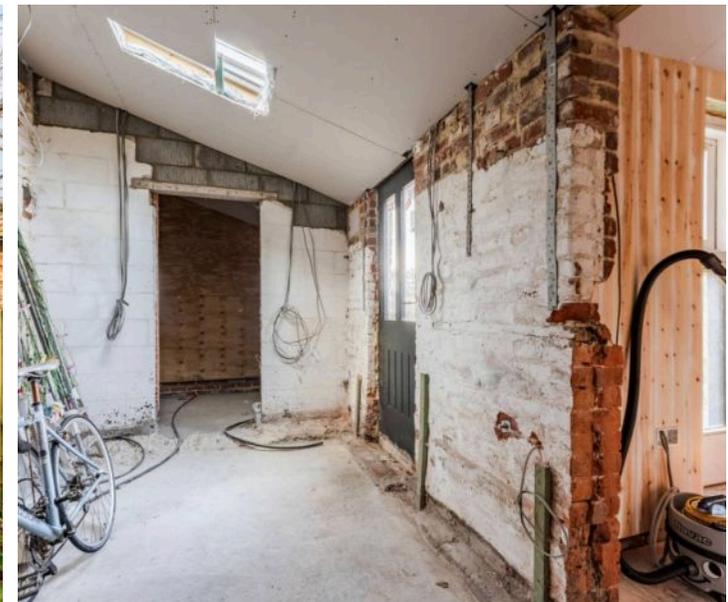
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This Grade II listed cottage combines period character with modern comfort, occupying a secluded yet convenient position on one of North Walsham's most desirable roads. Set behind a handsome façade, the property offers generously proportioned accommodation alongside versatile outbuildings and private mature gardens.

Inside, a tiled entrance hall leads to a sitting room rich in character, featuring an open fire and solid wood herringbone flooring that continues seamlessly into the kitchen and dining area. Sash windows fill the rooms with natural light, highlighting the current owners' stylish interior, where vibrant wallpaper and comfortable furnishings sit alongside traditional features and modern touches.

The kitchen is fitted with quality cabinetry, an inset sink, a range oven, and space for a tall fridge/freezer. A multi-fuel wood burner in the dining room adds warmth and creates a welcoming atmosphere for both everyday living and entertaining.

The first floor offers three double bedrooms, all bright and generously sized. A family bathroom, complete with a freestanding bathtub, built-in storage, and a skylight, is accessed from the landing, which doubles as a quiet reading area. Wooden internal doors throughout reinforce the home's sense of period detail and craftsmanship.



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Externally, the property is complemented by mature gardens that provide a high degree of privacy, featuring low-maintenance shingle paths, raised beds, and established shrubbery. A large front garden laid to lawn is bordered by mature planting and fencing, while off-road parking is accessed from Thirlby Road.

In addition, a substantial outbuilding comprising four rooms that can be used for a variety of uses, with the potential to convert (stpp).

This cottage presents a rare opportunity to enjoy a private, character-filled home in a desirable Norfolk setting. Viewing is highly recommended to appreciate the combination of period charm, modern convenience, and versatile spaces.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(39-54)	E		
(21-38)	F	35	
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

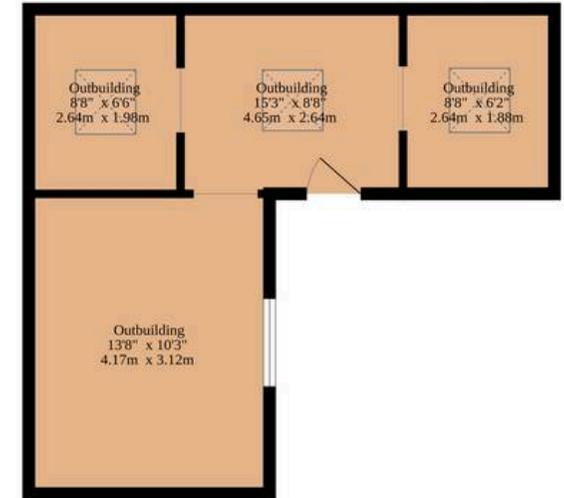
Ground Floor
406 sq.ft. (37.7 sq.m.) approx.



1st Floor
527 sq.ft. (49.0 sq.m.) approx.



Outbuilding
389 sq.ft. (36.1 sq.m.) approx.



Total Sqft Includes The Outbuildings.

TOTAL FLOOR AREA : 1322 sq.ft. (122.8 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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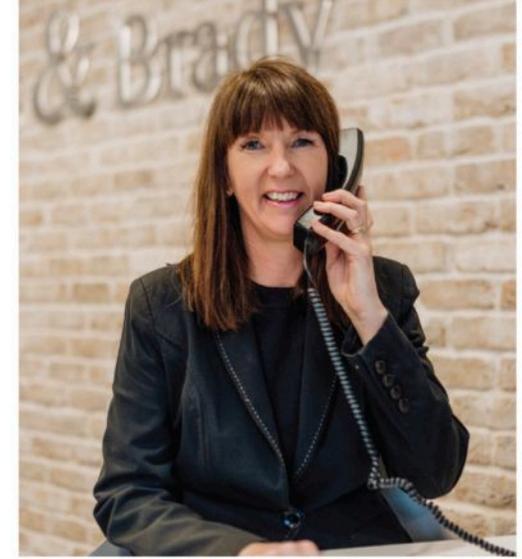
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Meet *Karol*
Property Valuer



Meet *Claire*
Aftersales Team Leader

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Your home, our market



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