



Northcliffe House Old Chapel Road, Winterton-On-Sea

Great Yarmouth



Minors & Brady

# Northcliffe House Old Chapel Road

Winterton-On-Sea, Great Yarmouth

Life in Winterton-On-Sea is at its best in this detached family home, where light-filled, flexible spaces are designed to suit the way you live. A welcoming entrance hall with home office leads through to a family room with wood burner and built-in storage, while the kitchen flows into a spacious conservatory overlooking the wrap-around garden. Four well-proportioned bedrooms and a contemporary four-piece bathroom offer practical comfort, and the formal sitting room and versatile reception spaces adapt easily to everyday life. With recent upgrades including new windows and a roof, this property offers the perfect balance of coastal living, space, and thoughtful design.





# Northcliffe House Old Chapel Road

Winterton-On-Sea, Great Yarmouth

- Situated in an enviable location within the coastal village of Winterton-On-Sea, this detached residence offers an exceptional family home
- Extended accommodation to create spacious and flexible reception space that can easily adapt to your lifestyle preferences and interior style
- Recent upgrades include new UPVC windows and a new roof in 2021
- Welcoming entrance hall that has also been converted into a dedicated home office, complemented by a WC for everyday convenience
- Formal sitting room showcasing a front-facing bay-window that floods the space in natural light, inviting relaxation and entertaining
- Spacious family room at the heart of the home, accentuated by a stylish media wall with an inset wood burner and built-in cupboards
- Kitchen/breakfast room fitted with modern cabinetry, a freestanding oven, under-counter areas for appliances and an effortless flow into the conservatory
- A generous-size conservatory with a high roof and panoramic views of the garden, creating the perfect spot to enjoy the change in the seasons
- A lovely-sized landing that gets an abundance of light and four well-proportioned bedrooms, one of which features a decorative fireplace and storage
- A private, wrap-around garden that is mainly laid to lawn, boarded by established shrubbery, mature trees and two storage units



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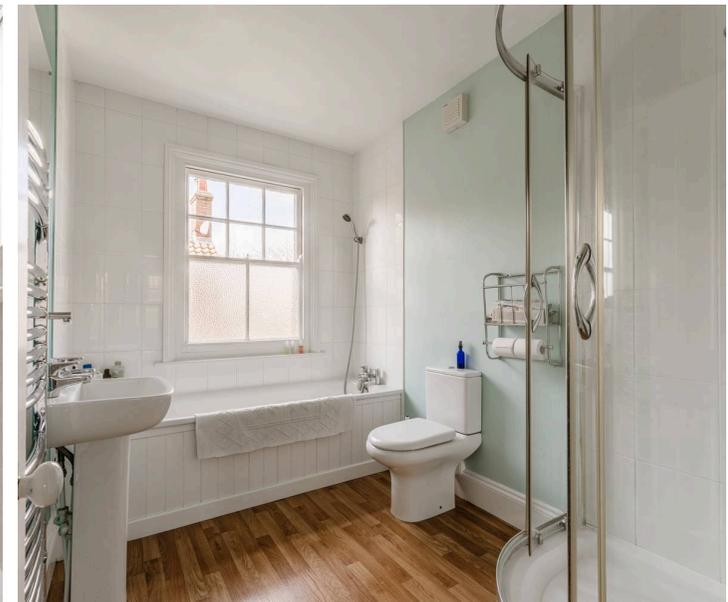
## Winterton-On-Sea

Old Chapel Road is a quiet, residential street in the small coastal village of Winterton-on-Sea, located on the east Norfolk coast. The village is set against a backdrop of open fields and the North Sea coastline, with the Winterton Dunes and beach just a short walk to the east, offering a natural, unspoiled seaside environment.

The village itself has a small but functional set of local amenities. There is a village shop and post office for daily essentials, a café, and a traditional pub, The Fisherman's Return, providing a social hub for locals. While there are no large supermarkets in Winterton-on-Sea, nearby Great Yarmouth, about 10–12 km south, provides a wider range of shops and services.

For families, the closest educational facilities are Winterton Primary School and Nursery, a short walk from Old Chapel Road, serving children up to age 11. Secondary pupils generally travel to nearby Flegg High Ormiston Academy in Martham, roughly 6 km away.

Transport links are limited but sufficient for rural life. Local bus services connect the village to Great Yarmouth and surrounding towns. By car, Norwich is approximately 30–35 minutes away, offering the nearest railway station, airport, and larger retail and leisure options.



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Situated in an enviable position within the sought-after coastal village of Winterton-On-Sea, this detached residence offers a thoughtfully extended family home, designed to accommodate modern living with flexibility and style. Recent upgrades, including new UPVC windows and a full roof replacement in 2021, ensure the property combines enduring character with contemporary assurance.

The welcoming entrance hall has been cleverly adapted into a dedicated home office, complete with a convenient WC, creating a practical first impression while seamlessly integrating into everyday life. Throughout the property, internal oak doors and a carefully considered mix of carpet and laminate flooring provide a sense of continuity and understated quality.

The formal sitting room, featuring a front-facing bay window, fills the space with natural light and creates an elegant environment for both daily living and entertaining. At the centre of the home, the spacious family room is enhanced by a stylish media wall with an inset wood burner and built-in cupboards, providing a versatile space that can adapt to a variety of household needs.

The kitchen/breakfast room is fitted with modern cabinetry and a freestanding oven, with designated under-counter spaces for appliances, and flows effortlessly into the conservatory. Here, the generous proportions, high roof, and panoramic views of the garden provide a bright, airy setting that draws the outside in and offers an ideal spot for dining or relaxing throughout the year.



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Upstairs, a light-filled landing leads to four well-proportioned bedrooms, including one featuring a decorative fireplace and integrated storage. The family bathroom comprises a four-piece suite, including a bathtub and separate shower cubicle, offering both functionality and style.

Externally, the property enjoys a private wrap-around garden, primarily laid to lawn and bordered by established shrubbery and mature trees, offering both space and privacy. Two storage units add practical utility, while a shingled driveway provides off-road parking for one vehicle.

This property presents a rare opportunity to acquire a versatile and comfortable family home in a coastal village celebrated for its natural beauty, proximity to the sea, and welcoming community. With spacious, adaptable interiors and an emphasis on light, flow, and garden connection, it is perfectly suited to those seeking a home that evolves with their lifestyle.

## Agents Notes

Freehold

Connected to mains water, electricity and drainage.

Oil central heating system.

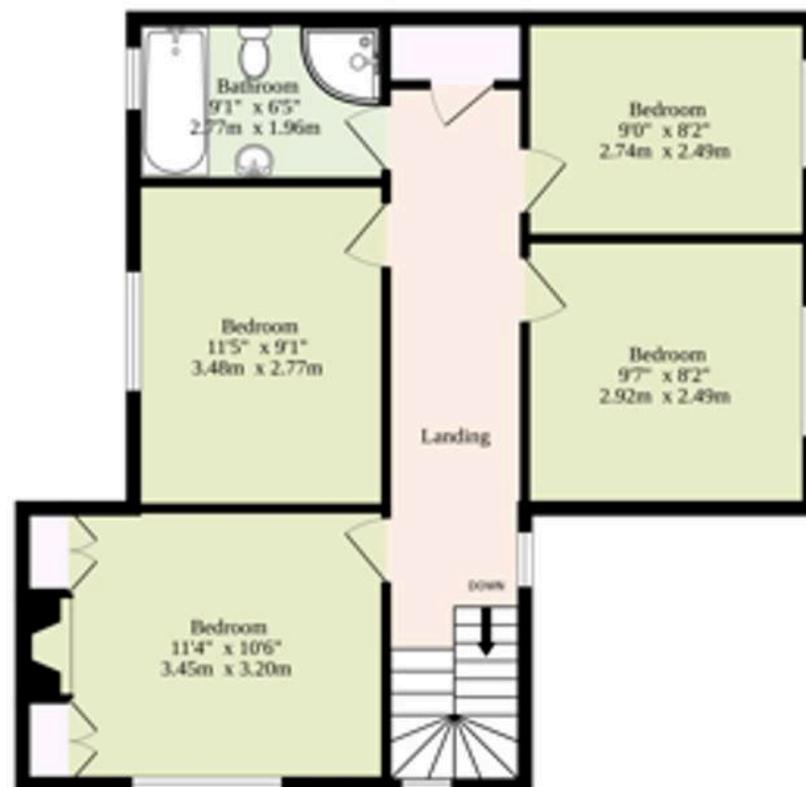


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Ground Floor  
861 sq.ft. (80.0 sq.m.) approx.



1st Floor  
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 1379 sq.ft. (128.1 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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Minors & Brady  
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