



Elder Cottage The Heath, Buxton

Norwich



Minors & Brady

Elder Cottage The Heath

Buxton, Norwich

Sunlight spills across the gardens of this historic home, where mornings can be spent enjoying the fresh Norfolk air and evenings around the warmth of a wood-burning dining room with family and friends. Located in The Heath, this detached house, first built in the 1800s and extended in the 1980s, offers a spacious family layout with a cottage-style kitchen, flexible studies, and a Scandinavian-style family room opening onto the garden. Two first-floor bedrooms provide comfort and privacy, while the loft and additional rooms offer versatile storage or workspace. Outside, expansive lawns, patios, a decked terrace, woodland areas, vegetable patches, and mature trees create a private setting with endless opportunities for outdoor living, play, and quiet reflection, all framed by fields and tall hedging. Gated access, ample parking, and a double carport complete this rare opportunity to enjoy character, space, and modern family life in the Norfolk countryside.



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Buxton, Norwich

- Located in 'The Heath,' this detached home was the first to be built in the hamlet in the 1800s and was later extended in the 1980s to create a large family residence
- Sits on a substantial plot within the rural Norfolk countryside, with easy access to the nearby village of Buxton and Coltishall
- Potential to modernise and extend (stpp), to adapt to your own lifestyle preferences
- A private, secluded plot with gated access to the driveway providing ample off-road parking and a double carport for sheltered parking
- Comfortable living room and a formal dining room with a cosy wood burner, inviting relaxation and entertaining
- Cottage-style kitchen fitted with cream cabinetry, a freestanding oven, a breakfast bar unit and a separate utility room
- Two flexible study's suitable for someone that works from home and a Scandinavian style family room with French doors that open out to the garden, perfect for the summer months
- Two first-floor bedrooms offering comfort and privacy, loft space for storage use, a ground-floor shower room and a bathroom
- Expansive gardens offering endless possibilities for outdoor activities and enjoyment, including various seating areas, multiple storage sheds, a woodland area and a backdrop of fields



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Proudly positioned in The Heath, this detached home holds the distinction of being the first to be built in the hamlet during the 1800s. It was thoughtfully extended in the 1980s, creating a generous and flexible family residence that sits on a substantial plot within the rural Norfolk countryside.

Approached via a gated driveway, the home offers ample off-road parking, including a double carport for sheltered vehicles, immediately establishing a sense of privacy and space. The interior is inviting and versatile. The living room provides a comfortable space for everyday relaxation, while the formal dining room, complete with a wood burner, is ideal for entertaining friends and family.

The cottage-style kitchen, fitted with cream cabinetry, a freestanding oven, a breakfast bar unit, and a separate utility room, creates a warm and practical heart of the home.

For those working from home, two flexible studies offer quiet, adaptable spaces, while the Scandinavian-style family room opens through French doors onto the garden, drawing in light and offering a seamless connection to the outdoors during the summer months.

Upstairs, two well-proportioned bedrooms provide comfort and privacy. The loft offers additional storage, and the house includes a ground-floor shower room alongside a family bathroom.



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The gardens surrounding the property are extensive, offering a wide variety of outdoor opportunities. A decked terrace and multiple patio areas provide perfect spots for alfresco dining or enjoying the morning sun. A sweeping lawn stretches across the plot, punctuated with established flower beds, mature trees, and tall hedging. A woodland area with vegetable patches adds interest and a sense of country life, while the backdrop of open fields ensures a quiet setting with far-reaching views. Several storage sheds are also included, supporting hobbies or gardening projects.

With the potential to modernise or extend further (subject to planning permission), this home can be adapted to suit a variety of lifestyle preferences, making it an exceptional opportunity for those seeking a historic property with space, character, and the freedom to create their ideal family home.

Agents Notes

Freehold



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Ground Floor
790 sq.ft. (73.4 sq.m.) approx.



1st Floor
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 1267 sq.ft. (117.7 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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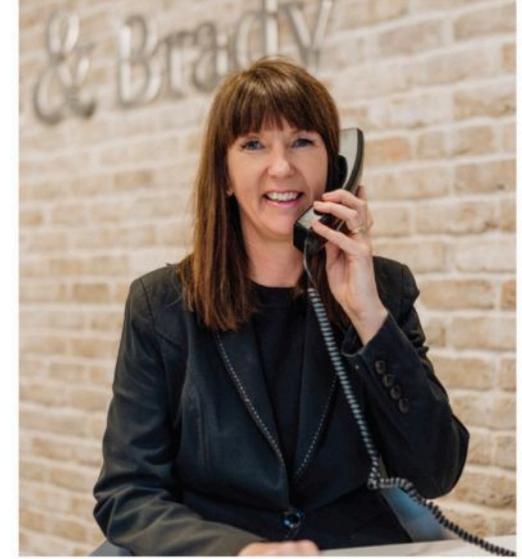
Dreaming of this home? Let's make it a *reality*



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Meet *Karol*
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Meet *Claire*
Aftersales Team Leader

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Your home, our market



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