



# Tabard Cottage The Street, Catfield

Great Yarmouth



Minors & Brady

## Tabard Cottage The Street

Catfield, Great Yarmouth

This characterful thatched cottage, full of historic charm and period features, offers a home that is both welcoming and full of character. Exposed beams and Inglenook fireplaces create a warm atmosphere throughout the reception rooms, while the kitchen and dining areas provide practical, inviting spaces for everyday life. The garden room opens onto a low-maintenance garden with a pergola and summerhouse, ideal for enjoying the outdoors. With oil-fired central heating, a wood-burning stove, off-road parking, and a garage, the property combines period charm with modern convenience. Set in a popular Broadland village, it offers a sense of village living with easy access to the surrounding countryside, and a viewing is strongly recommended to fully appreciate its beauty.



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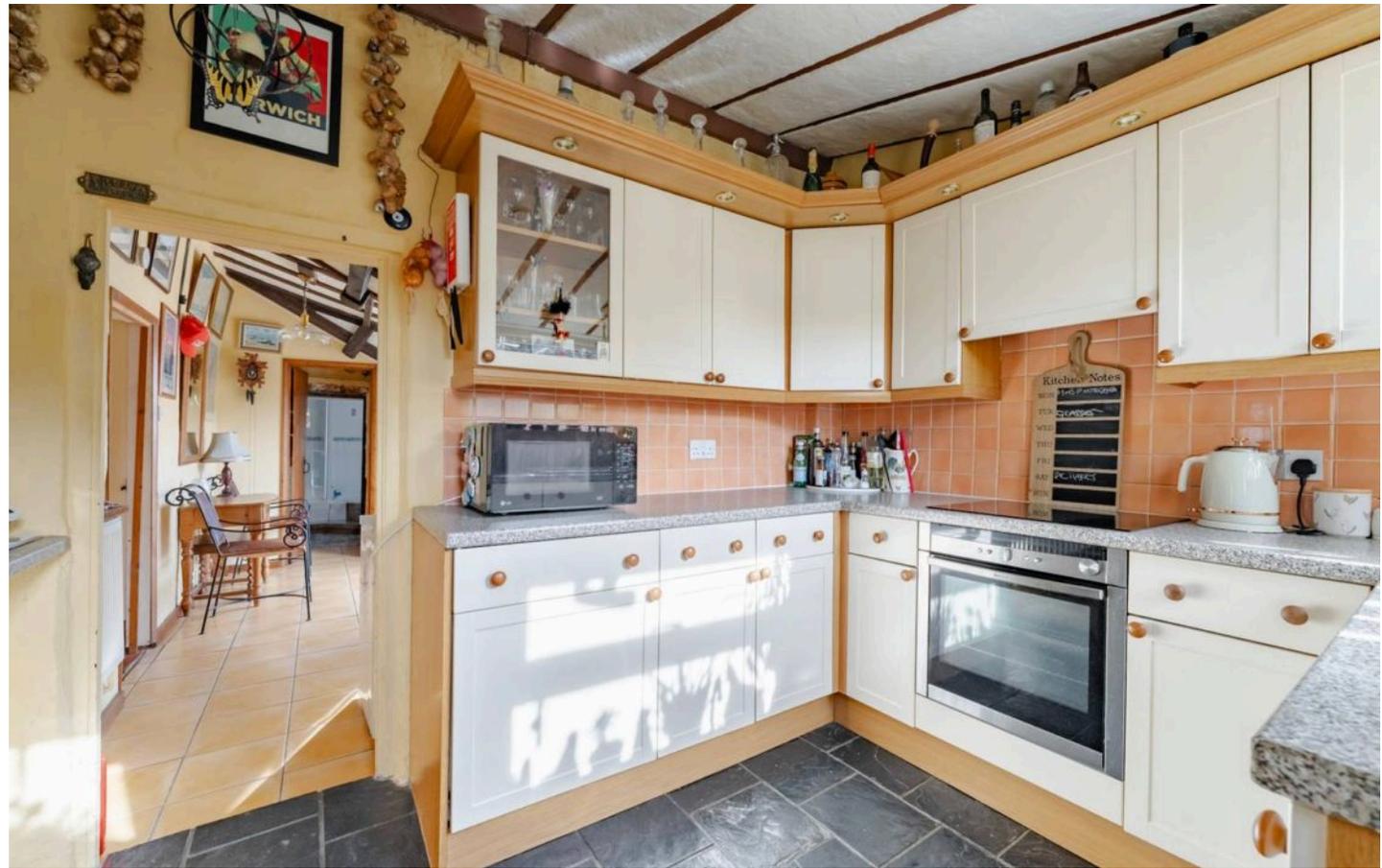


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Catfield, Great Yarmouth

- Characterful thatched cottage believed to date back to the 16th century, positioned in the Norfolk village of Catfield
- Retains the cottages original character features of exposed beams and Inglenook fireplaces
- Spacious living room with pamment tiled floor and a brick-built fireplace with an inset wood-burning stove
- Kitchen with Shaker-style units, an integrated oven and exposed ceiling beams, suitable for everyday living
- Formal dining room with a large inglenook fireplace, perfect for hosting gatherings with loved ones
- A garden room that extends the reception space, with French doors that open out to the garden
- Two double bedrooms with flexible arrangements and potential to create a third bedroom (stpp)
- Low-maintenance rear garden featuring shingle pathways, a pergola, climbing plants, and a timber summerhouse
- A shingled driveway providing off-road parking for multiple vehicles and a garage for storage use
- Located in a sought-after Broadland village with access to countryside and waterways



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## Catfield

The Street in Catfield, Norfolk is a quiet, linear village road set amid the flat, open landscapes of the Norfolk Broads, with expansive agricultural fields and meandering drainage dykes creating a distinctly rural atmosphere. Local amenities are limited but practical: there is a village shop and post office for everyday essentials, and the Crown Inn serves as a social hub. For more extensive shopping or services, the nearby market town of Stalham, around three miles away, offers supermarkets, independent shops, cafés, and a library.

Families in the area are served by Catfield Primary Academy, while secondary education is typically accessed in Stalham or surrounding villages. Transport is predominantly by car, with the A149 providing connections to Great Yarmouth to the south-east and the northern coastal towns, while local bus routes offer limited links to neighbouring villages. The nearest rail access is at Hoveton & Wroxham, connecting residents to Norwich and the wider region.

Life on The Street tends toward a relaxed, outdoors-oriented pace, with easy access to the Broads for walking, boating, or cycling, yet larger towns and cultural amenities remain within a 15–20 mile radius, blending countryside living with practical accessibility.



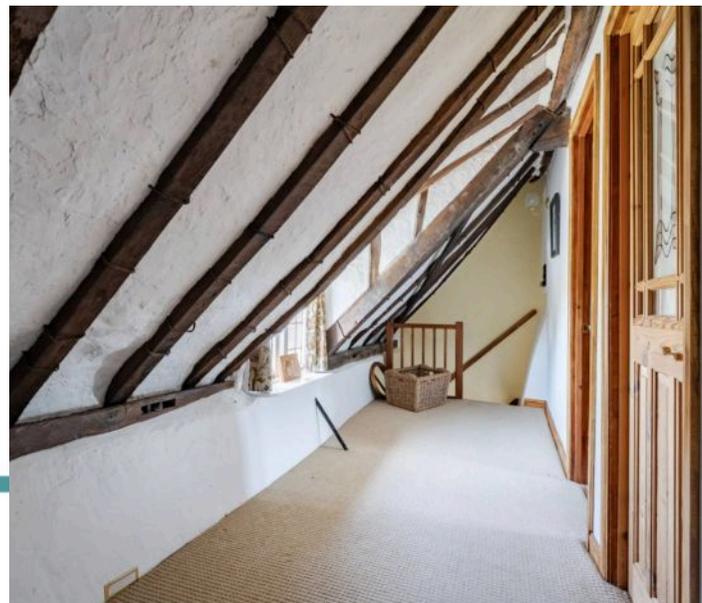
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Dating back to the 16th century, this thatched cottage is full of character and quietly impressive, offering a sense of history in every room. Exposed beams and Inglenook fireplaces provide a warm and inviting atmosphere, while the layout of the house allows life to unfold naturally between its versatile reception spaces.

The living and dining room are the kind of spaces that invite lingering, the living room with its pamment tiled floor and wood-burning stove, the dining room with a classic Inglenook fireplace that could easily become the backdrop for hosting loved ones. The garden room, opening onto a sunny patio, brings the outside in, extending living space into the garden. The kitchen, with its Shaker-style units, integrated oven and exposed beams, combines modern practicality with timeless character, making it a hub for everyday living.

Upstairs, the two double bedrooms continue the theme of charm and character, with the flexibility to adapt the second room if needed. Every window frames a glimpse of village life, and the bathroom provides a calm, practical space to refresh and start the day.



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Outside, the cottage enjoys a non-overlooked, low-maintenance garden that feels private yet welcoming. Shingle paths meander through mature planting, a pergola with climbing plants provides a shaded retreat, and a timber summerhouse is the perfect spot to place your comfortable outdoor furniture.

At the front of the residence is a shingled driveway providing ample off-road parking and an integral garage offer storage use.

Living here is about more than just a house, it's about a lifestyle. Days can be spent exploring the Norfolk countryside, wandering the Broadland waterways, or simply enjoying the peace and character of the village itself. With every detail reflecting its heritage and every room inviting life to unfold naturally, this is a home that rewards those who appreciate charm, flexibility, and a touch of history.

## Agents Notes

Freehold

Connected to mains water, electricity and drainage.

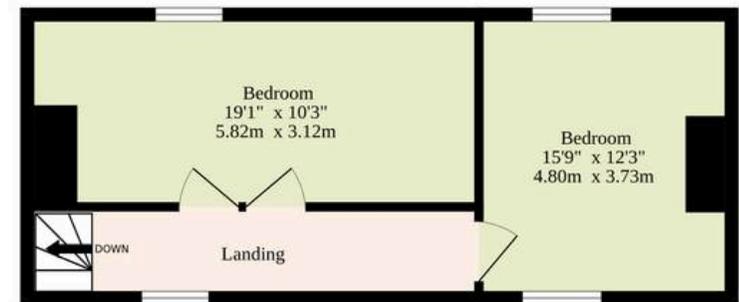
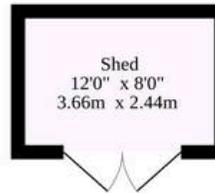
Oil central heating.



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>		<b>70</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>46</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Ground Floor  
981 sq.ft. (91.1 sq.m.) approx.

1st Floor  
484 sq.ft. (45.0 sq.m.) approx.



Sqft Includes The Garage And Shed.

TOTAL FLOOR AREA : 1465 sq.ft. (136.1 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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# Dreaming of this home? Let's make it a *reality*



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