



176b Manor Road, Newton St. Faith

Norwich



Minors & Brady

# 176b Manor Road

Newton St. Faith, Norwich

A beautifully renovated and thoughtfully extended cottage offering the perfect blend of character and contemporary living. Set within the popular village of Newton St Faith, this appealing home provides generous and flexible accommodation suited to modern lifestyles. The ground floor centres around a stunning kitchen breakfast room, complemented by multiple reception spaces including a cosy lounge with log burner and a light-filled garden room. Two spacious double bedrooms occupy the first floor, served by a stylish shower room, with further flexibility within the layout to adapt as needs change. Mature, enclosed gardens create a private and inviting outdoor space, enhanced by a summer house and off-road parking. With its village setting, quality improvements and excellent access to Norwich, this is a home that combines comfort, charm and versatility.

- Renovated and extended cottage combining period charm with modern finishes
- Popular village location in Newton St Faith with easy access to Norwich
- Generous and flexible living accommodation with multiple reception spaces
- Impressive kitchen breakfast room forming the heart of the home
- Cosy lounge with log burner installed in 2019
- Two spacious double bedrooms served by a stylish family shower room
- Woodworm-treated timber beams and both lofts, benefitting from a 10-year treatment
- Side extension completed April 2022 and front extension completed June 2022
- Mature, enclosed gardens with summer house and secure storage
- Off-road parking, with proven potential as a successful holiday let





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## The Location

Set in the peaceful rural village of Newton St Faith, Fairholme Road offers a charming countryside setting while still keeping everyday conveniences within easy reach. The village is perfectly positioned between three well-regarded country pubs: The Black Swan in Horsham St Faith, The Chequers in Hainford, and The Rose & Crown in Frettenham. All can be reached within just a few minutes by car or by a pleasant countryside walk of around 30 minutes, offering a wonderful choice for dining and socialising.

Wider amenities are readily available nearby. The neighbouring villages of Horsford and Buxton provide local shops, cafés, restaurants, schools, and day-to-day facilities, while Hellesdon and surrounding areas offer larger supermarkets and a broader range of services, ensuring everything needed for modern living is close at hand.

Residents enjoy access to Newton Park, a local green space ideal for walks, picnics, and enjoying the outdoors. The surrounding countryside and nearby woodland offer excellent opportunities for walking, cycling, and exploring nature, making this an appealing location for families and outdoor enthusiasts alike.

Families are well catered for, with local schools within easy reach and plenty of safe, open spaces nearby for children to play and explore. The village is also served by local bus routes, providing convenient connections to Norwich city centre, neighbouring villages, and surrounding towns for those who prefer public transport.

Transport links make Fairholme Road particularly convenient. The Northern Distributor Road (NDR) is close by, providing quick access to Norwich, nearby towns, and the Norfolk coastline. Norwich Airport is also easily accessible, ideal for frequent travellers, while Norfolk's beautiful beaches are just a short drive away for relaxing days out or weekend escapes.



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## Manor Road, Newton St. Faith

This beautifully renovated and thoughtfully extended cottage is ideally positioned within the sought-after village of Newton St Faith, offering a charming blend of period character and contemporary living. Carefully improved throughout, the property has been enhanced to provide generous, flexible accommodation while retaining the warmth and individuality expected of a traditional cottage home.

The ground floor opens with a welcoming entrance and utility area, complemented by a practical cloakroom. At the heart of the home sits an impressive kitchen breakfast room, designed as a sociable space ideal for everyday living and entertaining. The main lounge is full of character, centred around a log burner installed in 2019, creating a cosy and inviting atmosphere. In addition, the property benefits from a separate dining room, a dedicated office, and a striking garden room that enjoys views over the garden and allows natural light to flood the space. The layout offers versatility and would allow for the creation of an additional ground-floor bedroom if required.

Upstairs, the accommodation continues with two generous double bedrooms, each finished to a high standard and in keeping with the home's refined yet characterful feel. A stylish family shower room serves the first floor. The property retains exposed timber beams, which have been treated for woodworm, with both loft spaces benefiting from a 10-year treatment, offering reassurance while preserving original features.



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Significant upgrades have been made in recent years, including a new boiler installed in 2018. The property has also been extended to enhance space and functionality, with a side extension completed in April 2022 and a front extension completed in June 2022, seamlessly integrating with the original structure.

Externally, the cottage enjoys a private, mature and enclosed garden, providing a peaceful retreat with space for relaxation and entertaining. A substantial summer house offers excellent versatility, suitable for use as a home office, studio or leisure space, while secure storage adds further practicality. The property also benefits from off-road parking, a valuable feature in this popular village location.

Situated within Newton St Faith, the home enjoys the benefits of village living while remaining conveniently placed for access to Norwich and surrounding areas. The property has also previously been used successfully as a short-term holiday let, highlighting its flexibility and potential as both a home or investment. Viewing is highly recommended to fully appreciate the space, quality and lifestyle on offer.

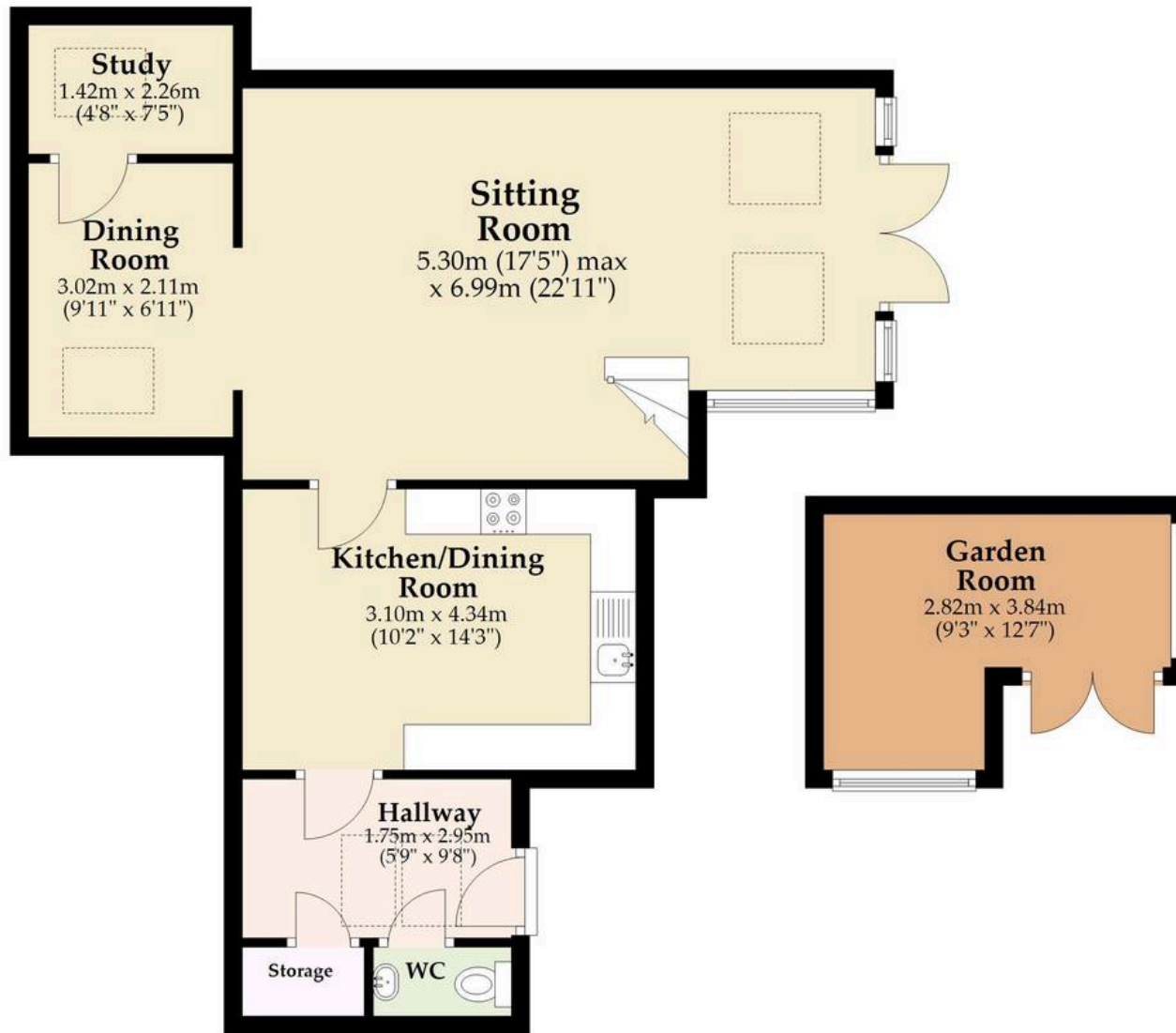
## Agents Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.



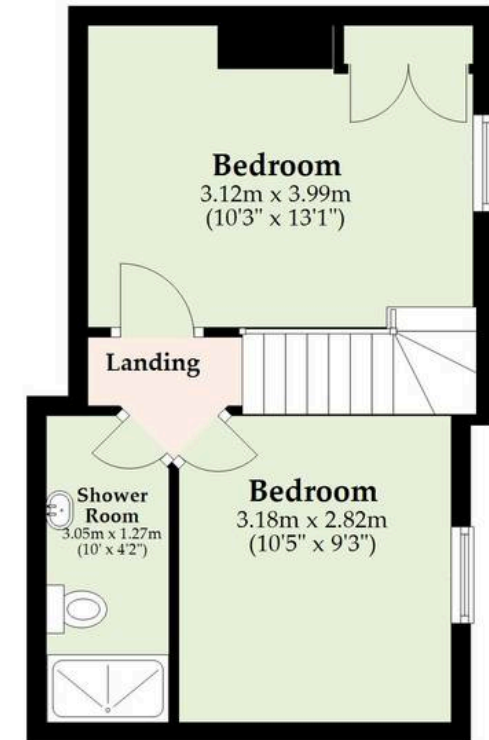
## Ground Floor

Approx. 69.7 sq. metres (749.7 sq. feet)  
(excluding Storage)



## First Floor

Approx. 29.4 sq. metres (316.1 sq. feet)



Total area: approx. 99.0 sq. metres (1065.8 sq. feet)

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.

Plan produced using PlanUp.

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