



3 Stores Cottages High Street, Ludham

Great Yarmouth



Minors & Brady

3 Stores Cottages High Street

Ludham, Great Yarmouth

Enjoying a peaceful village setting in Ludham, this Grade II listed 16th century cottage offers a relaxed Norfolk lifestyle just a short distance from the Norfolk Broads National Park. Formerly part of the village stores, the property is rich in period character, featuring a thatched roof, exposed beams and wooden doors, while providing a comfortable and well-considered layout suited to modern living. An open-plan kitchen, dining and living area forms the heart of the home, complemented by a newly fitted kitchen, two double bedrooms, a classic bathroom, and an enclosed low-maintenance garden with seating areas and established planting. Off-road parking adds further practicality to this charming home, well placed for both countryside and waterside pursuits.

Agents Notes

Freehold

Connected to mains water, electricity and drainage.

Electric boiler.

Off-road parking space (Minors & Brady are unable to verify this information).



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- Grade II listed 16 century cottage located in the Norfolk village of Ludham, positioned approx. 1 mile from the scenic broads national park
- Formally a part of the village stores, this property retains its original character features of a thatched roof, exposed beams and wooden doors
- Open-plan kitchen/dining/living room that creates an effortless flow for everyday living and entertaining
- Newly-fitted kitchen equipped with modern cabinets, an integrated oven, a sink/drainers unit and areas for your own appliances
- Bathroom comprising of a classic three-piece suite, with tiled walls
- Two double bedrooms offering comfort and privacy, one with a built-in wardrobe
- Enclosed low-maintenance garden featuring several seating areas at the rear and side, along with established hedging and colourful planting
- Off-road parking space
- A short walk from Ludham's village centre which offers essential amenities, including a village store, a butchers, pub, a garage/filling station, a primary school and a doctors surgery



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Ludham

High Street in Ludham sits at the centre of a small Norfolk village in the Broads. The wider setting is flat and open, shaped by the surrounding marshes and waterways of the Norfolk Broads, so even within the village you still get a sense of space, sky, and countryside rather than enclosure.

The essentials are all close together. The village shop and post office provide day-to-day supplies, and there's a traditional butcher and a handful of small local services clustered around the centre. The pub, The King's Arms, is one of the main social points in the village, used by both locals and visitors passing through the Broads. Ludham itself has a strong community feel, with the church and village green areas helping anchor social life in a way that's typical of a rural Norfolk settlement.

For education, Ludham Primary School and Nursery is within the village and easily reachable from High Street, which makes school runs straightforward on foot for many families. For secondary schooling, most students travel to nearby towns such as Stalham or slightly further afield. Transport is mainly road-based, with local routes connecting towards Wroxham and onward to Norwich.

High Street reflects the wider character of rural Norfolk living: quiet, community-oriented, and closely tied to the landscape. The pace is unhurried, and daily life tends to revolve around familiar local places and the surrounding natural environment rather than anything fast-moving or commercial.



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Situated in the heart of the Norfolk village of Ludham, this Grade II listed 16th century cottage enjoys an enviable position approximately one mile from the Norfolk Broads National Park, offering easy access to its renowned waterways, walking routes and natural scenery.

Formerly part of the village stores, the property retains an abundance of original character, including a traditional thatched roof, exposed beams and wooden doors, all of which reflect its rich history and period charm. The home has been thoughtfully arranged to provide comfortable, modern living while preserving its authentic cottage appeal.

The ground floor is centred around an open-plan kitchen, dining and living area, designed to provide a natural sense of flow for both day-to-day life and entertaining. The newly fitted kitchen is finished with contemporary cabinetry, an integrated oven, sink and drainer unit, alongside space for additional appliances, offering a practical and well-considered layout.

A bathroom is located on the ground floor and features a classic three-piece suite with tiled walls, presented in a clean and timeless style.

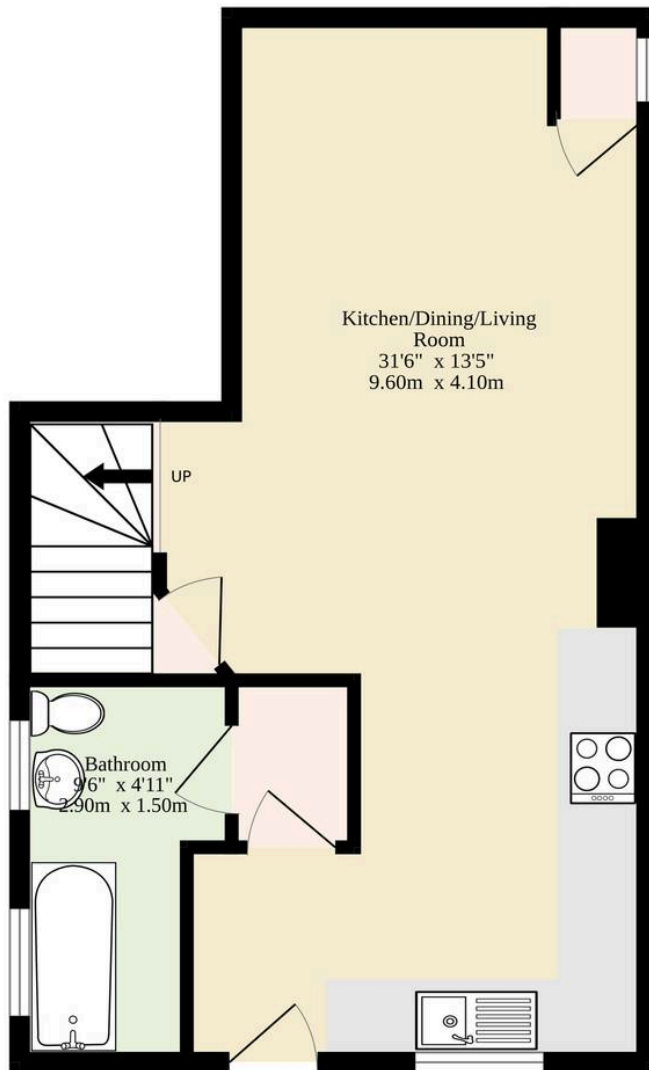
To the first floor are two well-proportioned double bedrooms. One bedroom benefits from a built-in wardrobe, providing useful storage while maintaining an uncluttered feel.

Externally, the property benefits from an enclosed, low-maintenance garden with several seating areas to the rear and side. Established hedging and mature planting add colour and privacy, creating a pleasant outdoor setting throughout the seasons. The added advantage of off-road parking further enhances the property's practicality.

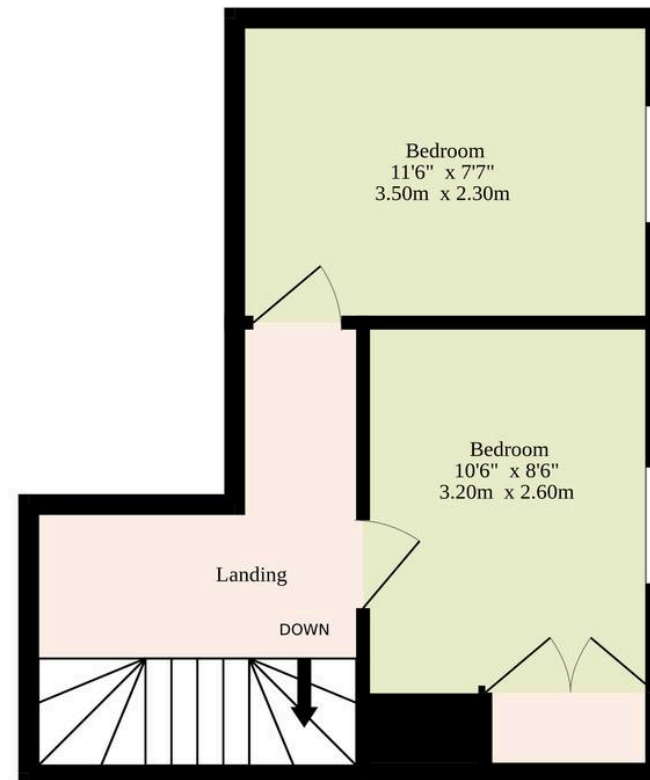
Well positioned within a highly regarded Norfolk village, this is a characterful home that offers period charm, modern convenience and easy access to the surrounding countryside and waterways.



Ground Floor
470 sq.ft. (43.7 sq.m.) approx.



1st Floor
205 sq.ft. (19.0 sq.m.) approx.



TOTAL FLOOR AREA : 675 sq.ft. (62.7 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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Minors & Brady
Your home, our market

 caister@minorsandbrady.co.uk

 01493 806188

 48 High Street, Caister-on-Sea, Great Yarmouth, NR30 5EH

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