



Booton Cottage Norwich Road, Booton

Norwich

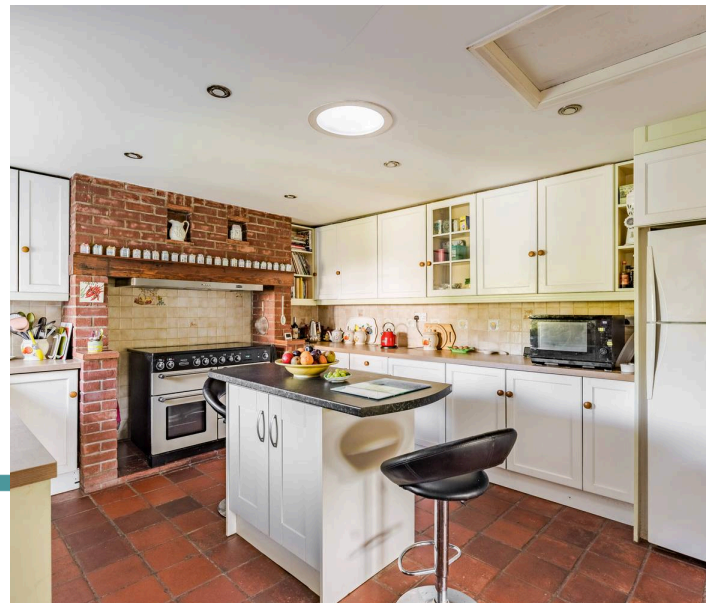


Minors & Brady

Booton Cottage Norwich Road

Booton, Norwich

There's a certain feeling you get as you arrive at this cottage in Booton, the sense that life here unfolds at a gentler rhythm, with open fields stretching out ahead and a home that immediately feels lived-in, loved and ready to welcome you. Dating back to 1820 and thoughtfully updated, it offers the charm of a classic Norfolk cottage paired with the ease of modern improvements. Inside, bright, well-proportioned rooms, a characterful farmhouse kitchen and a pair of inviting reception spaces create a home that suits both everyday living and relaxed gatherings. Three comfortable bedrooms, a modern family bathroom and a low-maintenance garden complete the picture, while the shingled driveway adds practical convenience. Altogether, it's a property that blends heritage, comfort and countryside appeal in a way that feels genuinely special.



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Booton Cottage Norwich Road

Booton, Norwich

- Beautiful semi-detached cottage that is full of character, located within the sought-after, rural Norfolk village of Booton
- Recent upgrades include a new roof with slate tiles and a brand-new septic tank in 2023
- Dating back to 1820, the cottage has been lovingly maintained and improved over the years, showcasing a country-style, homely interior that can easily adapt to your own preferences
- Front aspect frames views of the sweeping country fields, promising a quiet, picturesque setting
- Two grand reception rooms inviting relaxation and entertaining, both featuring two rear-facing windows and the dining room features a inglenook fireplace with an inset wood burner
- Internal doors open into the farmhouse-style kitchen, fitted with cabinetry, a central island, a range cooker with a brick surround and areas for your own appliances, with a utility room
- Three lovely-sized bedrooms offering the utmost comfort and privacy, enjoying views of the scenic surroundings
- Large family bathroom comprising of a modern four-piece suite, including a bathtub, a shower cubicle, a hand wash vanity and a toilet
- A private, low-maintenance garden featuring an artificial lawn, established flower beds, mature hedging and a timber storage shed
- A shingled driveway providing off-road parking



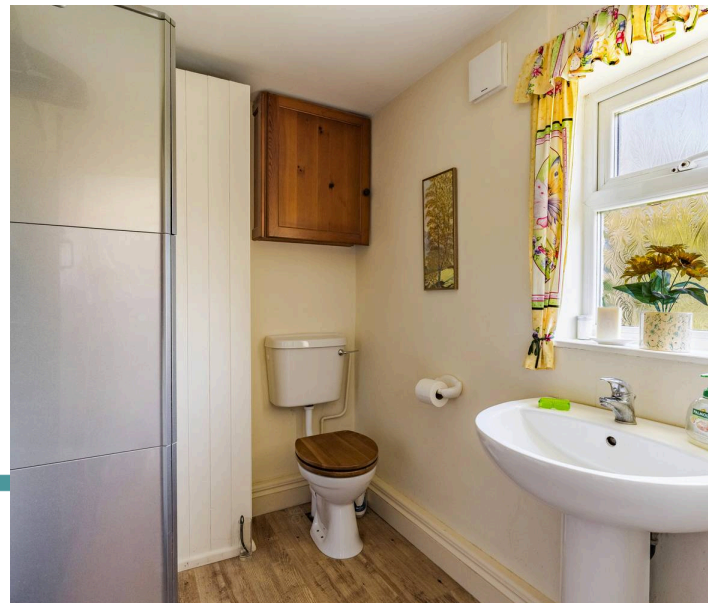
Booton Cottage Norwich Road

Booton, Norwich

Booton

Norwich Road sits on the edge of the small Norfolk village of Booton, surrounded by open fields, quiet lanes, and the gentle landscape typical of this part of Broadland. It offers a calm rural setting while still being close to everyday essentials, with the market town of Reepham just a short drive away for groceries, cafés, and local services. Larger towns such as Aylsham and Wroxham are also within easy reach, and Norwich is close enough for commuting, shopping, or cultural trips without losing the sense of countryside living.

Families benefit from having Reepham Primary School and Reepham High School and College nearby, both well-established and serving the local area. Transport links are straightforward for a rural location, with good road access toward Norwich, the north Norfolk coast, and the wider county. The lifestyle here leans toward walking, cycling, and enjoying the surrounding countryside, with neighbouring villages like Swannington, Cawston, and Heydon adding character and community options. Norwich Road offers a balance of space, quiet, and practicality that suits anyone looking for a relaxed but well-connected place to live.



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Booton Cottage Norwich Road

Booton, Norwich

Set within the sought-after Norfolk village of Booton, this beautifully presented semi-detached cottage offers a rare blend of period character and thoughtful modern improvements. Dating back to 1820, the property has been carefully maintained over the years, with recent upgrades including a new slate-tiled roof and a replacement septic tank in 2023. It stands today as a home with genuine heritage, shaped with care and ready to welcome its next owners.

The front outlook captures wide, open fields, giving the cottage an immediate sense of space and connection to the surrounding countryside. Stepping inside, the entrance hall sets a bright and welcoming tone, offering a natural flow through the ground floor and incorporating a useful WC. Two generous reception rooms sit to the rear, each with windows framing the garden and drawing in soft natural light. The dining room is especially inviting, centred around an impressive inglenook fireplace with an inset wood burner, a feature that brings warmth and atmosphere throughout the seasons.

At the heart of the home lies the farmhouse-style kitchen, a space designed for both practicality and everyday enjoyment. Traditional cabinetry, a central island and a range cooker set within a brick surround create a timeless feel, complemented by original tiled flooring that adds depth and character. Internal doors allow the kitchen to connect seamlessly with the reception rooms, while a separate utility room provides additional space for laundry appliances and storage.



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Booton, Norwich

Upstairs, the cottage offers three well-proportioned bedrooms, each shaped to provide comfort and privacy, with views across the surrounding landscape. The family bathroom features a modern four-piece suite, including a bathtub and separate shower, along with a vanity unit and built-in storage.

The garden has been arranged for ease of upkeep while still offering charm and greenery. An artificial lawn ensures year-round neatness, bordered by established flower beds and mature hedging, with a timber shed providing useful outdoor storage. A shingled driveway to the front offers convenient off-road parking.

This is a home that captures the appeal of rural Norfolk living, characterful, well-cared-for and thoughtfully updated. Its adaptable interior, attractive setting and enduring period features make it an appealing opportunity for anyone seeking a property with history, warmth and long-term potential.

Agents Notes


Freehold

Connected to mains water and electricity.

Septic tank installed in November 2023.

Electric/air source heat pump heating system.

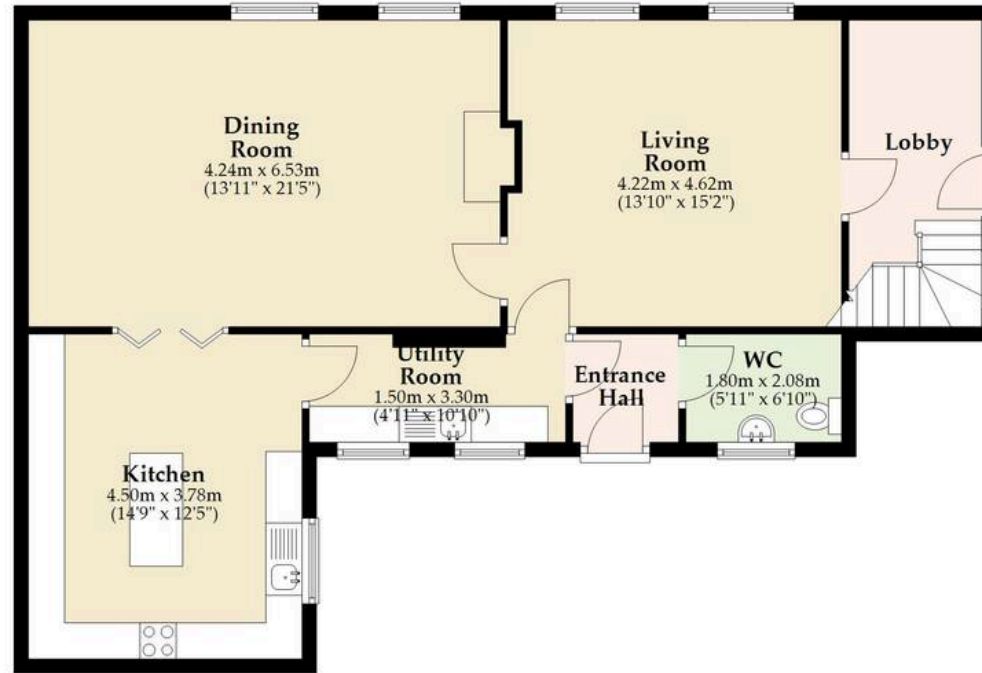


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC 

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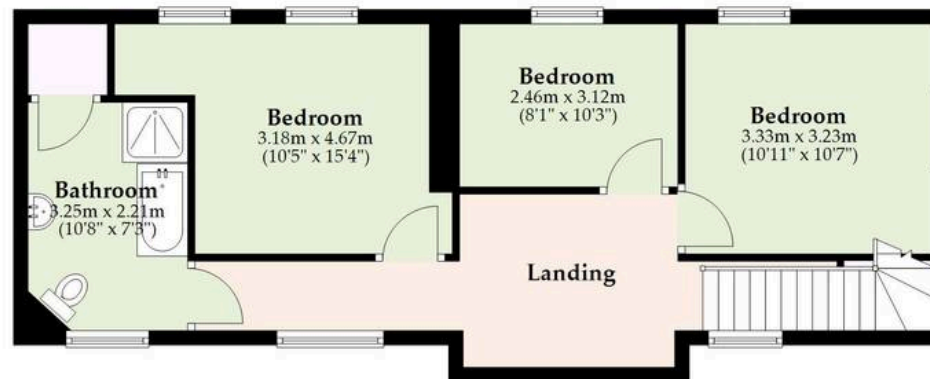
Ground Floor

Approx. 85.3 sq. metres (918.1 sq. feet)



First Floor

Approx. 55.5 sq. metres (597.5 sq. feet)



Total area: approx. 140.8 sq. metres (1515.6 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.

Dreaming of this home? Let's make it a *reality*.



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Minors & Brady
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