



Cambridge Farm, 58 High Street

Norwich



Minors & Brady

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Set back within a quiet rural position, this red-brick home offers a strong sense of privacy alongside open countryside views. Its long-term ownership is evident in the well-kept condition and the welcoming atmosphere felt throughout. The ground floor presents a flexible layout with multiple living areas suited to both relaxation and productivity. Natural light features prominently, enhancing the comfort and usability of each room. The kitchen serves as a practical and inviting hub, supported by additional utility space for everyday convenience. Upstairs accommodation is well-balanced, with four bedrooms and appropriate bathroom facilities for family living. Outside, the property benefits from a mature, enclosed garden, ample parking, and a double garage, providing both functionality and future potential.

- Secluded red-brick home set within a private plot with countryside views
- Long-term ownership reflecting careful maintenance and characterful interiors
- Versatile ground-floor layout with four reception rooms including a dedicated office space
- Bright sitting room and sunroom offering natural light and seasonal transitions
- Cosy snug providing a quiet retreat
- Farmhouse-style kitchen with neutral units, wooden accents, and ample storage
- Separate utility area for practical household management
- Four well-proportioned bedrooms, including a principal with ensuite shower
- Mature garden blending lawn, patio, and private tree canopy
- Generous driveway with double garage and potential for outbuildings



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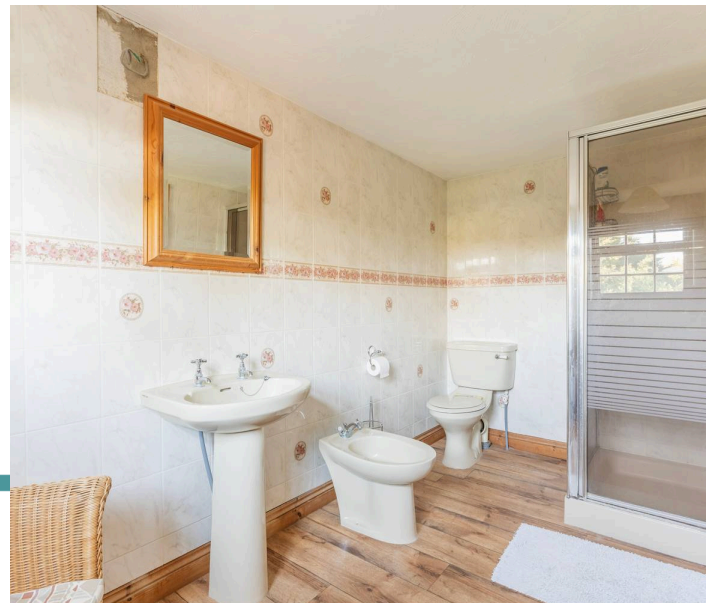
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The Location

Marsham is a delightful village nestled in the heart of Norfolk's picturesque countryside, offering a peaceful and welcoming setting for those seeking a relaxed rural lifestyle. The village itself has a strong sense of community and is served by a village pub and a restaurant, making it an appealing place for families and commuters alike. Its location provides the perfect balance between tranquillity and convenience, with the historic market town of Aylsham just a short drive away. Aylsham offers a variety of shops, cafés, local amenities, and a charming market square, while the vibrant city of Norwich is easily accessible, providing extensive shopping, cultural attractions, and leisure facilities.

Marsham benefits from excellent transport links, with nearby roads offering easy access to the Norfolk coast, the Norfolk Broads, and surrounding towns. The area is particularly popular with families due to its selection of well-regarded state and independent schools, while the countryside setting provides ample opportunities for outdoor activities, walks, and cycling.

For leisure, the village is within easy reach of the North Norfolk coast, famous for its sandy beaches, nature reserves, and sailing opportunities, as well as the Norfolk Broads, offering scenic waterways and wildlife. With its combination of rural charm, community spirit, and accessibility to towns, coast, and countryside, Marsham presents an ideal location for those seeking a comfortable, down-to-earth lifestyle in one of Norfolk's most appealing areas.



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High Street, Marsham

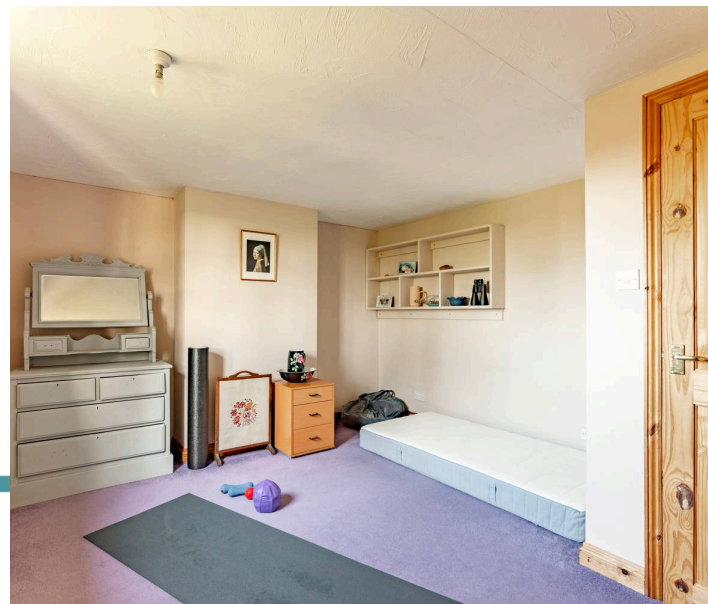
Tucked gently away and set back from the road, this enchanting red-brick character home in Marsham enjoys a wonderfully private plot, where one of your only close neighbours is the open expanse of surrounding fields.

There is an immediate sense of calm on arrival, an unhurried, almost storybook setting that feels both secluded and quietly connected to the countryside beyond.

Lovingly owned for over 30 years, the home carries with it a warmth that can only come from decades of careful stewardship. It is clear throughout that the property has been cherished and thoughtfully maintained, with each space reflecting a history of comfort, care, and everyday living.

Stepping inside, the entrance hall greets you with charming pamment-style flooring underfoot, setting a rustic yet welcoming tone. From here, stairs ascend gracefully to the first floor, while doors lead into a wonderfully versatile arrangement of four reception rooms. The sitting room is bright and inviting, enhanced by double windows that draw in natural light and offer gentle views of the surroundings.

A dedicated office space provides a characterful retreat for work or study, complete with a feature brick breast that subtly anchors the room.



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Elsewhere, a snug offers a cosy haven for quieter moments, while the sun room with its brick accents, creates a transition between indoors and out, perfect for enjoying the changing seasons.

At the heart of the home lies a farmhouse-style kitchen, full of charm and practicality. Neutral units are complemented by warm wooden accents, while a bright, cheerful backsplash adds a touch of personality. There is an abundance of cupboard space, ensuring everything has its place, and a separate utility area keeps the day-to-day running of the home neatly tucked away.

Upstairs, four well-proportioned bedrooms provide comfortable accommodation for family and guests alike. The principal bedroom benefits from its own ensuite shower room, while the remaining bedrooms are served by a main family bathroom, thoughtfully arranged to meet the needs of a busy household.

Outside, the magic continues. The garden offers a lovely blend of lawn and patio, creating spaces both for relaxation and for gathering. A canopy of a mature tree provides shelter and privacy, giving the feeling of a hidden retreat. There is ample room for outbuildings such as sheds or workshops, as well as a generous driveway and double garage, adding both convenience and potential.

Altogether, this is a truly delightful cottage-style home, rich in character, gently whimsical in feel, and set within a peaceful Marsham setting that invites you to slow down and stay a while.

Agents Note

This property will be sold freehold.

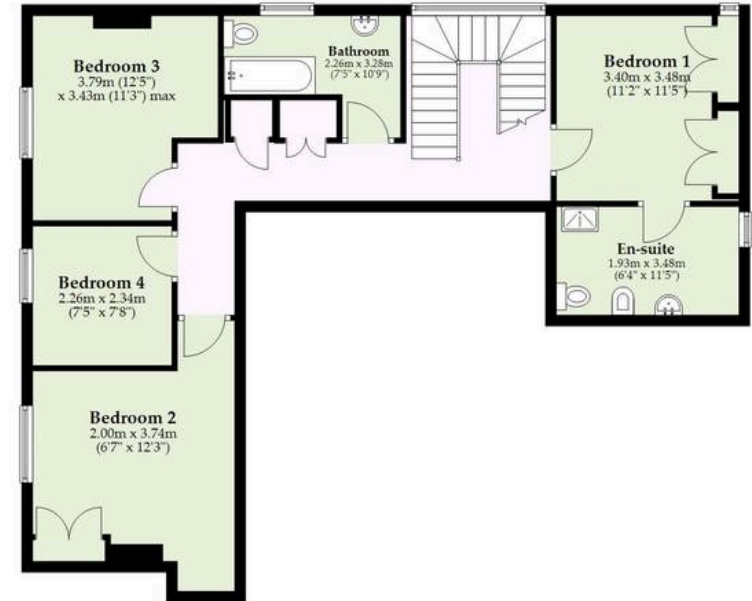


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Ground Floor
Approx. 136.5 sq. metres (1469.8 sq. feet)



First Floor
Approx. 76.6 sq. metres (824.3 sq. feet)



Total area: approx. 213.1 sq. metres (2294.1 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.
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Minors & Brady
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