



52 Church Road, Swainsthorpe

Norwich



Minors & Brady

52 Church Road

Swainsthorpe, Norwich

A captivating period home, Ivy House effortlessly combines historic charm with modern, eco-conscious living. Set within a peaceful village setting, this substantial four-bedroom cottage offers space, character and a true sense of warmth throughout. The original 1800s home, thoughtfully extended, retains beautiful features including exposed beams and striking fireplaces. A spacious kitchen diner and multiple reception areas create a versatile layout ideal for both family life and entertaining. Outside, the established garden and studio-style summer house provide a perfect space to relax and unwind. With generous accommodation, three bathrooms and a tandem garage, this is a standout village home with real presence.

- Four-bedroom detached period cottage dating back to the early 1800s
- Sympathetically extended to enhance space and functionality
- Eco-friendly features including solar panels blended with character design
- Spacious country-style kitchen diner with pamment-style flooring and feature beam
- Multiple reception rooms with exposed beams and feature fireplaces
- Principal suite with en suite and dressing area
- Three bathrooms in total, ideal for family living
- Generous, established garden with lawn, mature trees and shrubs
- Versatile summer house/studio space perfect for home working or hobbies
- Large tandem garage and additional parking, set within a quiet and desirable village location





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The Location

Set within the open countryside of Swainsthorpe, this setting offers a peaceful rural backdrop while remaining conveniently close to Norwich, approximately five miles to the north. Positioned on the well-regarded Church Road, the area is characterised by expansive farmland, wide-reaching views and quiet country lanes ideal for walking and cycling.

A nearby bus service provides straightforward connections into the city, ensuring easy access to shopping, dining, education and transport links without compromising on the calm of village life.

Everyday essentials are within comfortable reach, with the neighbouring village of Mulbarton offering a primary school, doctors' surgery, pharmacy, convenience store and takeaway options. Leisure opportunities are equally impressive, including the popular The SugarBeat just a short walk away, and the well-known Dunston Hall Hotel, Spa & Golf Resort nearby, providing golf, spa and dining facilities.

Combining open countryside, practical amenities and strong transport links, this location suits those seeking space, scenery and accessibility in equal measure.



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Church Road, Swainsthorpe

Ivy House offers both character and charm in an enviable village setting, an impressive four-bedroom detached period cottage in the sought-after village of Swainsthorpe. Believed to date back to the early 1800s, with the original portion thought to have served as a worker's cottage for the Dunston Hall Estate, the home was thoughtfully extended to enhance both space and practicality while respecting its heritage.

Today, it presents a unique opportunity to enjoy a home that blends historic appeal with modern, eco-conscious living, further complemented by the addition of solar panels.

Set within a particularly quiet and desirable location, the property enjoys a sense of tranquillity while remaining well connected. Externally, Ivy House benefits from a generous and beautifully established garden, providing a wonderful outdoor environment. The grounds are predominantly laid to lawn and framed by mature shrubs and trees, creating a private and inviting space ideal for both relaxing and entertaining.

A small patio area offers a perfect spot for outdoor dining, while the summer house, currently used by the vendor as a studio-style space, adds versatility and charm.



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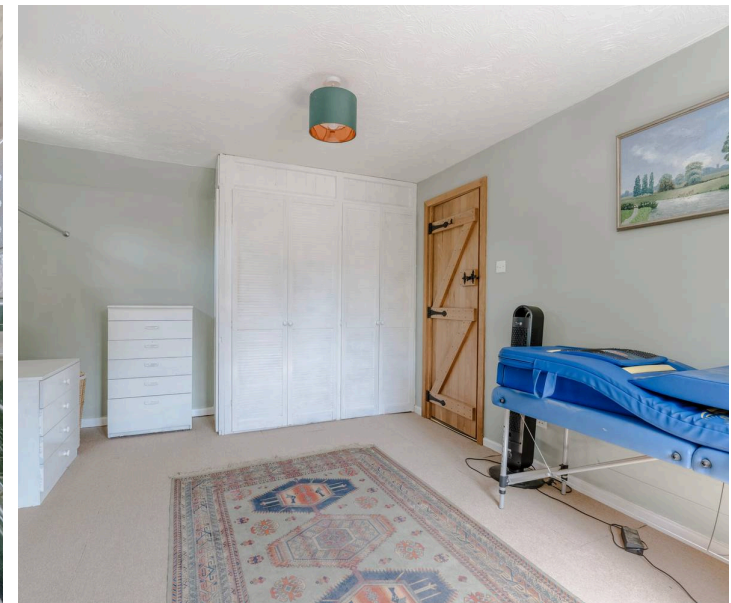
Internally, the home is equally impressive in both scale and character. The kitchen diner forms the heart of the property, offering a spacious and welcoming setting enhanced by traditional pamment-style flooring and a feature beam overhead.

The country-style kitchen provides ample storage and workspace, with room for appliances, twin sinks, and space for a traditional AGA, currently presented in a bold red that creates a striking focal point.

Leading from the kitchen is a practical utility area, offering further functionality along with access to a ground floor shower room. A pantry cupboard is also conveniently positioned within this space, adding to the home's practicality.

Continuing through, a beautiful reception area provides a central focal point within the home, currently housing a piano and featuring a large brick chimney breast with a log burner. This characterful room offers both warmth and presence, with stairs rising to the first floor.

From here, the property flows seamlessly into the main sitting room via an open passage, where further exposed beams and a second brick chimney breast with an open fireplace create a cosy yet bright and inviting space.



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Upstairs, the property offers four well-proportioned bedrooms. The principal bedroom features its own en suite bathroom and a dedicated dressing area, creating a comfortable and private retreat.

The remaining three bedrooms are served by an additional bathroom, bringing the total to three bathrooms across the home, providing flexibility and convenience for family living.

Further benefits include a large tandem garage, offering excellent storage, parking or workshop potential.

Overall, Ivy House is a home that successfully combines period charm with modern living, offering generous accommodation, eco-friendly features and a peaceful village setting, making it a truly special and distinctive property.

Agents Note

This property will be sold freehold.

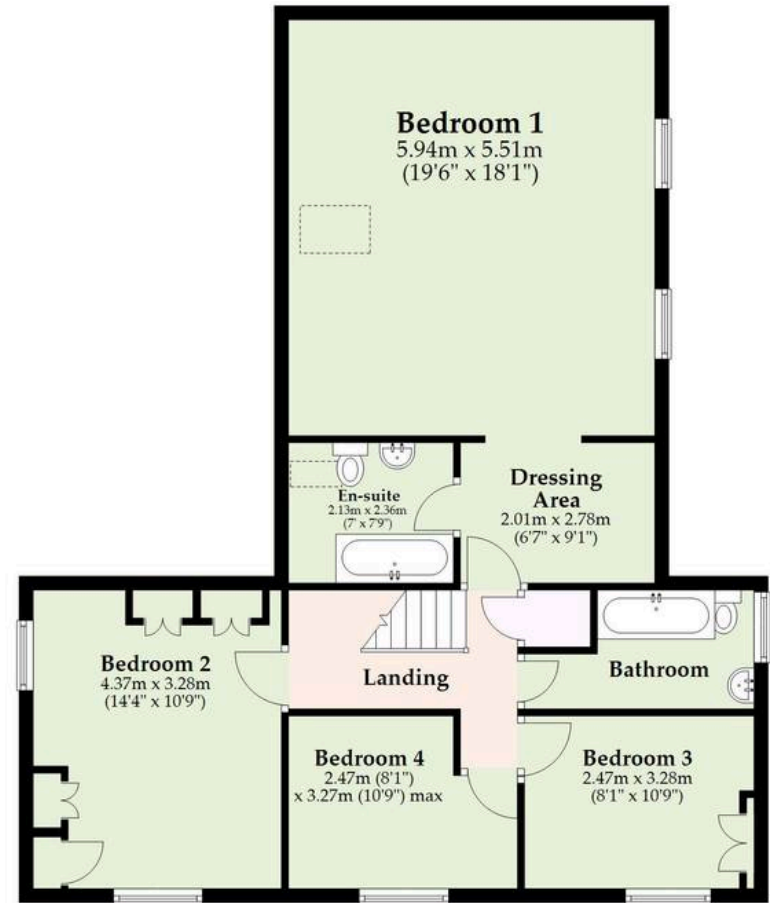


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Ground Floor
Approx. 141.6 sq. metres (1523.9 sq. feet)



First Floor
Approx. 87.7 sq. metres (944.1 sq. feet)



Total area: approx. 229.3 sq. metres (2468.1 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.
Plan produced using PlanUp.

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