



5 Goughs Yard The Street, Corpusty

Norwich



Minors & Brady

# 5 Goughs Yard The Street

Corpusty, Norwich

A charming and deceptively spacious village cottage, combining character with modern comfort. This well-presented three-bedroom home enjoys a tucked-away position within the heart of Corpusty, offering both privacy and convenience. The living and dining room is a welcoming space, enhanced by exposed features and a wood-burning stove, creating a warm and homely atmosphere. A contemporary kitchen and modern bathroom complement the cottage's traditional charm, providing practical and stylish everyday living. Upstairs, three bedrooms offer flexibility for family life, guests, or home working. Outside, the property benefits from off-road parking and a private paved courtyard area, along with access to a shared garden space. Altogether, this is an appealing home well suited to a main residence, countryside retreat, or bolt-hole in a popular North Norfolk village.

- Charming three-bedroom cottage in the heart of Corpusty
- Peaceful village setting within easy reach of Holt, Aylsham and Norwich
- Characterful living/dining room with feature wood-burning stove
- Modern fitted kitchen and contemporary bathroom
- Three bedrooms offering flexible accommodation
- Private paved courtyard seating area
- Off-road parking accessed via a shared driveway
- Close to local shop and post office, village pub and park
- Easy access to countryside walks and the River Bure nearby
- Less than 10 miles from the North Norfolk coastline





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## The Location

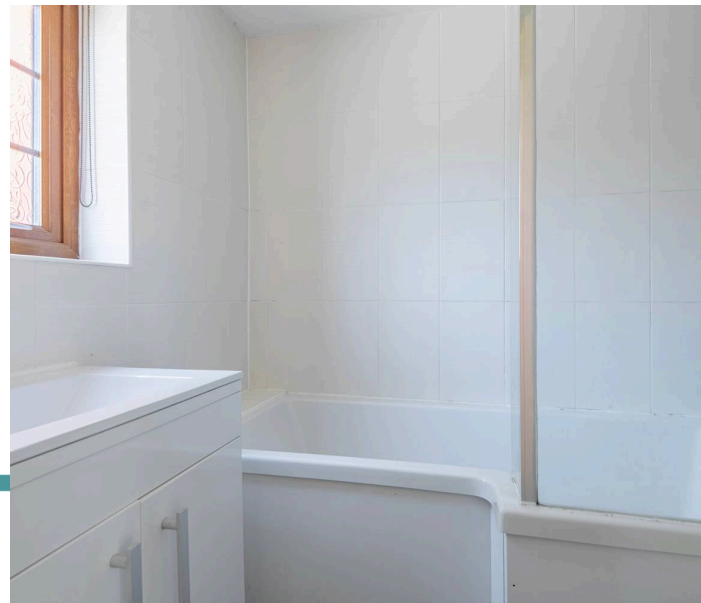
Placed in the charming village of Corpusty, this home benefits from a peaceful rural setting while being conveniently located within the wider Holt–Aylsham–Norwich area, known for its picturesque countryside and vibrant local communities.

Corpusty itself is a welcoming village with a strong sense of community. It offers essential facilities including a well-stocked local shop and post office, a traditional village pub, a primary school, and a local park, making it a practical and friendly place for families and residents alike. The village regularly hosts community events and activities that bring neighbours together, fostering a warm and neighbourly atmosphere.

For older children, nearby Reepham High School provides excellent educational opportunities, while the close proximity of Aylsham expands shopping, dining, and leisure options with its variety of independent shops, cafés, and weekly markets.

Nature lovers and history enthusiasts alike will appreciate the nearby Blickling Hall, a grand stately home surrounded by stunning gardens and parkland, ideal for weekend walks, picnics, and family outings. The River Bure also runs close to the village, offering scenic walks and a connection to the wider Broads landscape.

Additionally, the village's location just under 10 miles from the Norfolk coastline allows residents to easily enjoy sandy beaches, coastal walks, and fresh sea air, perfectly balancing rural living with seaside access.



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## The Street, Corpusty

Placed within the heart of the popular North Norfolk village of Corpusty, this charming three-bedroom cottage is well presented throughout and offers characterful accommodation combined with modern comforts. Set within a small cluster of cottages accessed via a shared driveway from The Street, the property enjoys a tucked-away position while still being conveniently placed for village amenities and nearby market towns.

The cottage is approached through an entrance porch, which provides a practical space for coats and footwear before leading into the main living accommodation. The living and dining room is a particularly generous space, enjoying a dual-aspect layout that allows natural light to flow through the room.

Character features are evident throughout, including exposed beams and an attractive brick fireplace inset with a wood-burning stove, creating a warm and inviting focal point. An exposed wooden staircase rises from this room, adding to the cottage feel while maintaining an open and airy atmosphere.

Beyond the living area, the kitchen is fitted with a modern range of wall and base units complemented by solid work surfaces and tiled splashbacks. The layout is both functional and stylish, incorporating integrated cooking appliances and space for additional white goods. Underfloor heating and tiled flooring add a practical finish, while a butler-style sink reinforces the traditional charm of the home. A rear hall provides access to the outside and leads through to the bathroom.



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The bathroom is finished to a modern standard and comprises a panelled bath with shower over, WC and vanity unit with wash basin. Fully tiled walls, underfloor heating and a heated towel rail create a clean, contemporary space suited to daily use.

To the first floor, the cottage offers three bedrooms accessed from the landing. The principal bedroom enjoys a pleasant aspect to the front, while the remaining two bedrooms provide flexibility for guests, home working or family use. All rooms benefit from double glazing and electric heating, contributing to a comfortable living environment throughout the year.

Outside, the property benefits from off-road parking to the rear, accessed via the shared driveway. Adjoining this is a private paved courtyard area that provides an ideal space for seating, outdoor dining or relaxing, along with space for storage such as a shed and log store.

To the rear of the cottage, there is also a shared courtyard garden that allows access through to the parking area and onward to the street via a gated entrance.

### Agents Note

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

Electric heating throughout, with the added benefit of a wood-burner.



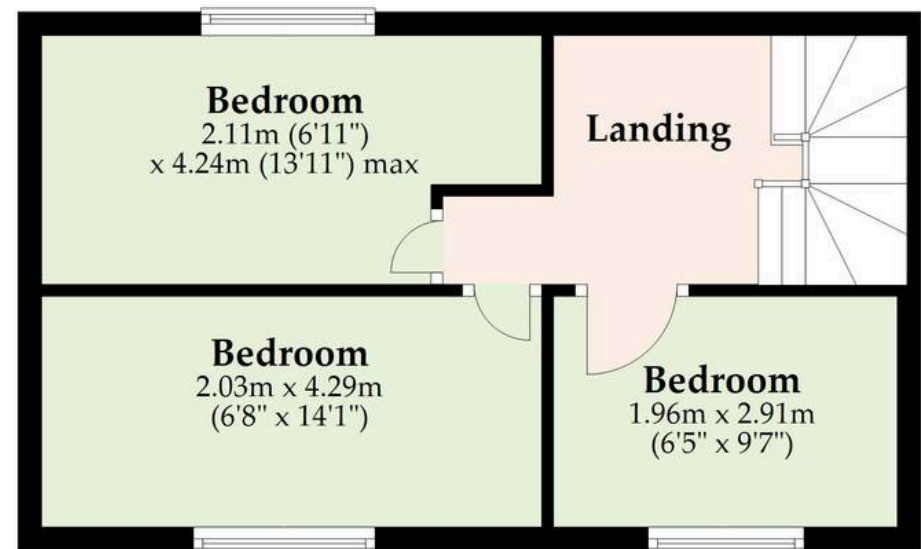
## Ground Floor

Approx. 32.3 sq. metres (347.9 sq. feet)



## First Floor

Approx. 30.6 sq. metres (329.7 sq. feet)



Total area: approx. 62.9 sq. metres (677.6 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.

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