



The Old Coach House Mill Road, Barnham Broom

Norwich



Minors & Brady

The Old Coach House Mill Road

Barnham Broom, Norwich

Set within the well-regarded village of Barnham Broom, this attractive semi-detached cottage offers a warm and inviting introduction to village living. Thoughtfully cared for by the current owners, the home delivers 1,515sqft of bright, comfortable accommodation, including a generous 15ft living room, a versatile dining/snug and a well-appointed kitchen with French doors leading straight out to the garden. Three double bedrooms, including a principal suite, provide excellent space for family or guests, while the stylish bathroom and private, well-kept garden with patio, pergola and workshop round off a property that feels both practical and effortlessly welcoming.

- Distinctive semi-detached cottage proudly positioned in the sought-after Norfolk village of Barnham Broom
- Lovingly maintained and beautifully presented by the current owners, offering 1,515sqft of spacious, light-filled accommodation
- 15ft living room that is comfortable and inviting, perfect for relaxation and entertaining
- Dining room/snug that creates the ideal space for hosting friends and family, with an effortless flow into the kitchen
- Kitchen is fitted with a range of cabinetry, solid worksurfaces, an integrated double oven, areas for your own appliances and a feature arched window
- French doors from the kitchen opens out to the garden, seamlessly connecting the indoor and outdoor spaces
- Three double bedrooms offering comfort and privacy, one of which is a principal bedroom with a private en-suite shower room
- Stylish family bathroom comprising of a contemporary three-piece suite and vanity storage, with patterned flooring
- A private, well-maintained garden featuring a patio for outdoor seating, a laid to lawn, established beds, a pergola and a timber storage shed/workshop



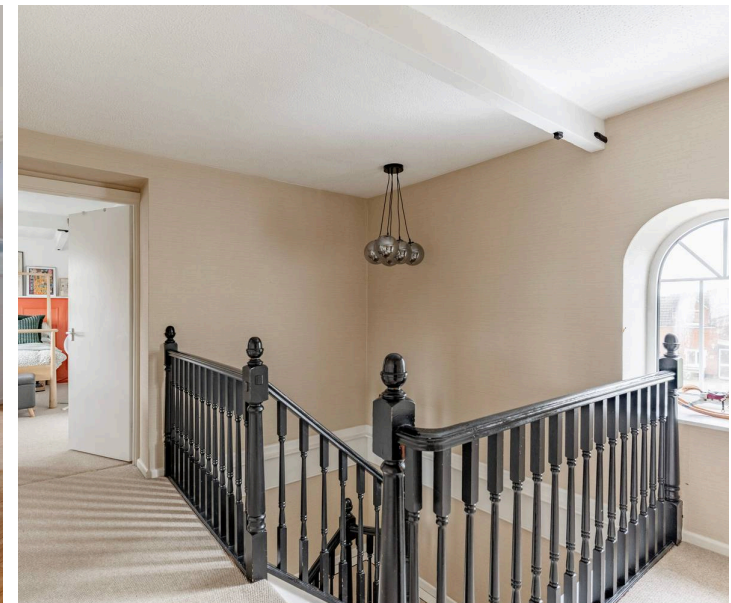


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- A private, well-maintained garden featuring a patio for outdoor seating, a laid to lawn, established beds, a pergola and a timber storage shed/workshop
- Walking distance to the village pub and shop, with easy access to the city of Norwich that offers a wide range of amenities



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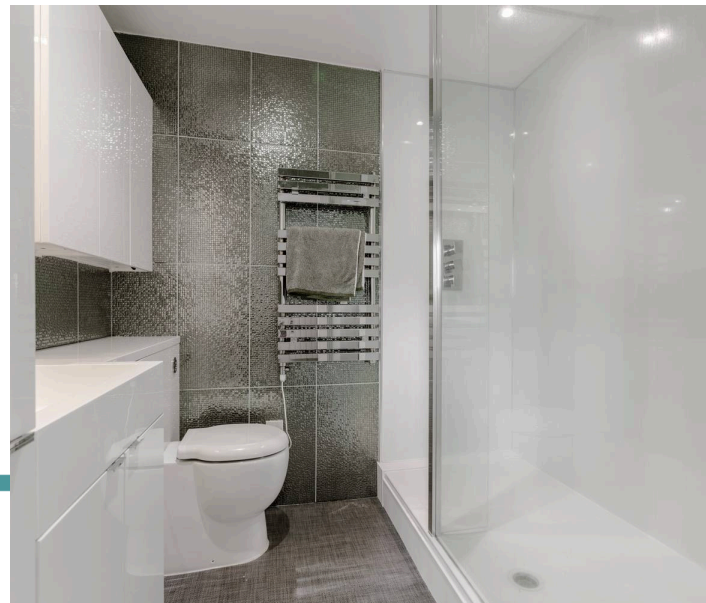
Barnham Broom, Norwich

Barnham Broom

Mill Road sits on the western side of Barnham Broom, a small, well-kept Norfolk village surrounded by open countryside and quiet lanes, giving it a relaxed rural feel while still being close to day-to-day amenities. The village offers a shop, pub, primary school and village hall, along with popular spots such as The Painted Barn café and the Barnham Broom Hotel, Spa & Golf Club.

Wymondham and Dereham are the nearest towns, each around 10–15 minutes by car for wider shopping, leisure and services, while Norwich city centre is roughly 20–25 minutes away for major retail, dining and cultural venues. The closest supermarkets are Morrisons and Waitrose in Wymondham, Sainsbury's at Longwater in Costessey, and Tesco in Drayton.

Local schooling includes Barnham Broom Primary, with secondary options in Wymondham and Hethersett. Transport links are practical for village living, with regular bus services, easy access to the A47, and rail connections from Wymondham and Norwich offering direct routes to Cambridge and London. The setting suits anyone wanting a quieter village environment with straightforward access to Norwich and nearby market towns.



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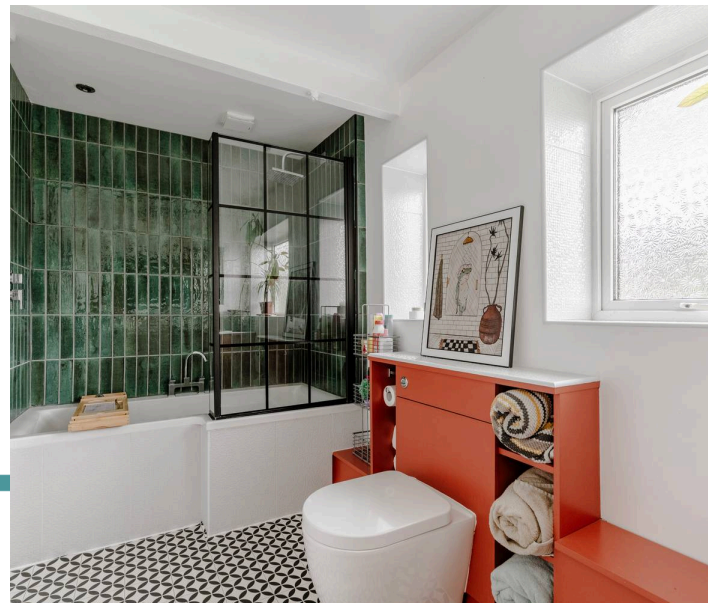
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Barnham Broom, Norwich

A distinctive semi-detached cottage in the sought-after Norfolk village of Barnham Broom, this beautifully maintained home offers 1,515sqft of light-filled, well-arranged accommodation that suits both everyday living and relaxed entertaining.

The property is introduced via a welcoming entrance hall at the side of the house, complete with a useful storage cupboard and a WC. The 15ft living room provides a comfortable setting for unwinding, with generous proportions that make it ideal for hosting as well. A separate dining room/snug offers further versatility and flows naturally into the kitchen, creating a sociable layout for gatherings.

The kitchen itself is thoughtfully designed, fitted with a range of cabinetry, solid worksurfaces, an integrated double oven, space for appliances and a charming arched window complemented by exposed beams. French doors open directly to the garden, allowing an easy connection between the indoor and outdoor spaces.



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Upstairs, three double bedrooms provide comfort and privacy. The principal bedroom benefits from its own en-suite shower room, while another bedroom includes a built-in wardrobe. A stylish family bathroom completes the first floor, featuring a contemporary three-piece suite, vanity storage and attractive patterned flooring.

Outside, the property enjoys a private, well-maintained rear garden with a patio for outdoor seating, a lawn, established planting, a pergola and a timber shed/workshop, offering both charm and practicality.

A polished, welcoming home in a desirable village setting, this cottage presents an appealing opportunity for those seeking space, character and modern comfort.

Agents Notes

Freehold

Connected to mains water, electricity and drainage.

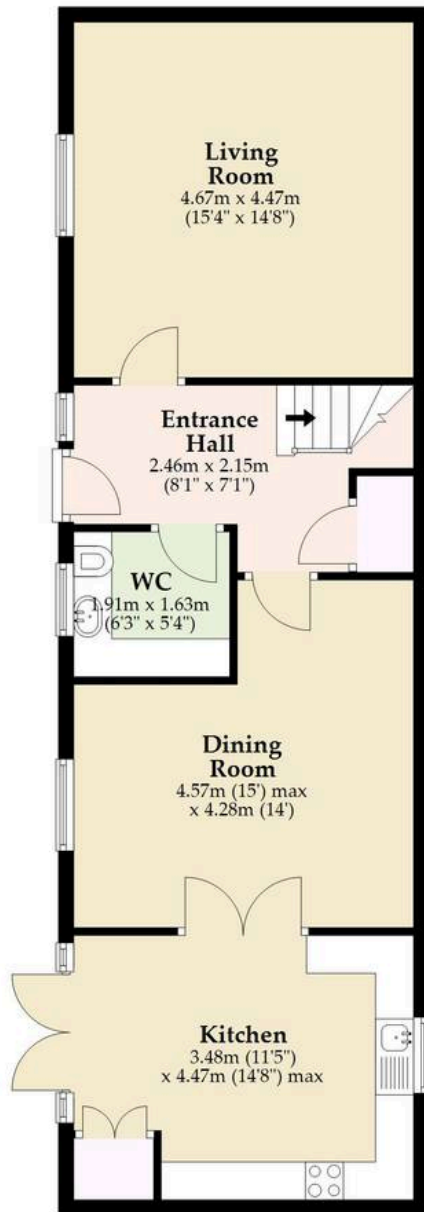
Storage heaters/underfloor heating.



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Ground Floor

Approx. 68.9 sq. metres (741.6 sq. feet)



First Floor

Approx. 71.9 sq. metres (773.9 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.

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Meet *Curtis*
Listings Director

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Your home, our market



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