



Garden Cottage Walcott Road, Bacton

Norwich



Minors & Brady

Garden Cottage Walcott Road

Bacton, Norwich

From the moment you step through the gate, this beautifully reimagined Grade II Listed cottage feels like a place where life can be lived with intention and pleasure. Meticulously restored with a new thatched roof, renewed services and thoughtfully updated interiors, it blends the romance of its heritage with the comfort and ease of modern living. The seamless incorporation of a dramatic barn conversion creates generous, flexible spaces suited to entertaining, working from home or multigenerational living, while four or five bedrooms offer versatility for evolving needs. Mature gardens wrap around the cottage, complemented by an additional plot with its own access, ideal for those seeking privacy, space or future potential. Offered with no onward chain, it is a rare opportunity to embrace a refined country lifestyle in a home crafted with care and character.

Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating system.

Please be aware that the images have been AI-staged to showcase the furniture in the rooms. We recommend visiting the property in person to fully evaluate the space and its features.



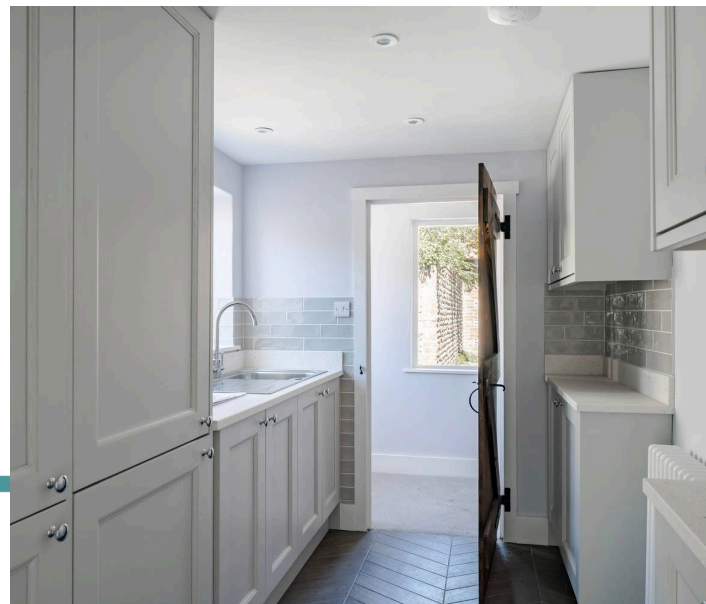


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- Offered chain free
- Beautifully restored Grade II Listed cottage combining period architecture with high-quality refurbishment
- Newly installed thatched roof, updated wiring and plumbing, and thoughtfully renewed interiors throughout
- Characterful features including exposed beams, oak floorboards, inglenook fireplaces and brick-and-flint elevations
- Seamlessly integrated barn conversion offering an impressive vaulted living space of over 400 sqft
- Bright, newly fitted kitchen and well-equipped utility room with brand-new appliances
- Versatile accommodation with four or five bedrooms, including scope for a self-contained ground-floor suite
- Mature, established gardens providing privacy, seasonal interest and multiple outdoor seating areas
- Additional garden plot with its own vehicular access, offering space, seclusion and future potential
- Gravelled courtyard, garage and ample parking behind a traditional five-bar gate



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Bacton

Walcott Road in Bacton sits in a quiet, coastal stretch of North Norfolk, giving you that easy blend of village calm and quick access to everyday essentials. The road runs through a largely residential setting with open skies, wide horizons and a gentle rural feel, while still being only a short walk or drive from Bacton's core amenities. The village offers a convenience store, local cafés, takeaways, a well-used village hall and direct access to the sandy Bacton beach, which is one of the quieter, more spacious sections of the Norfolk coastline.

North Walsham is roughly 10–12 minutes away by car, providing larger supermarkets such as Sainsbury's and Lidl, along with a wider mix of shops, services and leisure facilities. For families, the closest schools are Bacton Primary School within the village and North Walsham High School in the nearby town.

Transport links are straightforward: regular bus routes connect Bacton with North Walsham and coastal villages, and North Walsham railway station offers direct services to Norwich and onward national connections. Day-to-day life here leans toward relaxed coastal living, morning walks on the beach, easy access to countryside trails, and a friendly, small-community atmosphere that still keeps you close to practical conveniences



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An Exceptional Grade II Listed Home Of Character And Contemporary Comfort

Set behind a traditional five-bar gate and framed by mature, well-established gardens, this distinguished Grade II Listed cottage presents an exquisite marriage of period architecture and contemporary craftsmanship. Recently restored with exceptional care, including renewed wiring, plumbing, a brand-new thatched roof and a full interior refurbishment, the property is offered with no onward chain, providing a rare opportunity to acquire a turnkey home of remarkable charm.

The cottage has been thoughtfully extended through the impressive conversion of an attached barn, now seamlessly incorporated into the main accommodation. The result is a wonderfully versatile residence offering four or five bedrooms, with the potential to create a self-contained ground-floor suite. An additional garden plot with its own vehicular access further enhances the sense of space, privacy and future possibility.

A Sense Of Arrival

The approach sets the tone: a gravelled drive, garage and parking, and the timeless beauty of brick-and-flint elevations beneath a newly thatched roof. A stable door leads into the sitting room, where exposed beams, oak floorboards and an inglenook fireplace immediately evoke the home's heritage and warmth.



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Living Spaces Designed for Modern Life

The ground floor unfolds as a series of beautifully restored and sensitively modernised rooms. The living/dining room, with its multi-fuel stove, flows naturally into the dining room, complete with a feature brick fireplace and original bread oven, and onward to the newly installed kitchen, a bright and contemporary space illuminated by dual windows and generous rooflights.

The kitchen has been fitted with brand-new base and eye-level cabinetry, a drainer sink unit, built-in fridge, and a freestanding Infusion stove featuring a six-ring gas hob with extractor above. Wood-effect flooring and the abundance of natural light create a fresh, uplifting environment that has yet to be used.

Beyond the kitchen, the rear lobby opens to the courtyard, while the utility room provides excellent practical storage with matching cabinetry, a new full-length freezer, washing machine, tumble dryer, drainer sink unit, and a wall-mounted heating and hot-water control panel. This thoughtful arrangement ensures the home functions effortlessly for modern living.

An inner hallway leads to a shower room and a flexible reception room that may serve as a fifth bedroom, creating the option for a private ground-floor suite.



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The Barn Conversion

The attached barn has been transformed into a striking vaulted living space of over 400 sqft. Exposed brick and flint walls, timber beams and underfloor heating create a dramatic yet inviting atmosphere. Abundant natural light pours through multiple windows, rooflights and dual sets of doors opening to opposite sides of the property, enhancing the sense of openness and connection to the gardens. This exceptional space lends itself to a variety of uses, from a grand entertaining room to a studio, office or independent living area.

First-Floor Accommodation

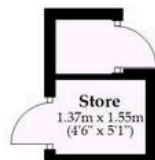
Two separate staircases rise to the first floor, adding to the cottage's character and flexibility. The principal bedroom is a serene double room with exposed oak floorboards and recessed storage. Three further bedrooms, each with period features and garden views, are served by a centrally positioned bathroom accessible from both landings. A charming exposed chimney breast along the inner passageway adds a further touch of authenticity.

Gardens & Grounds

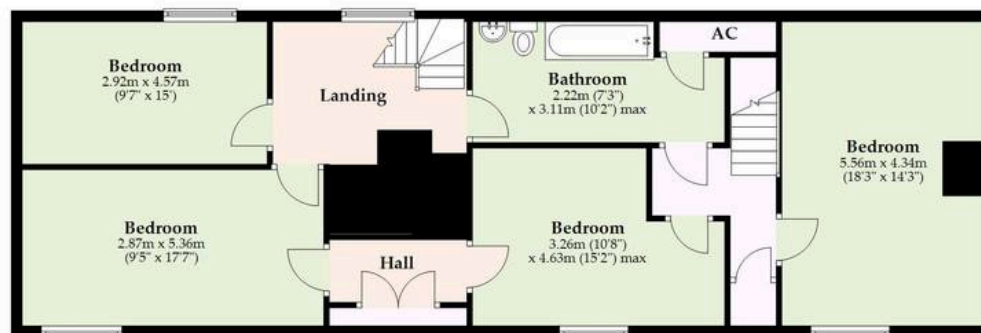
The gardens surrounding the cottage are mature and thoughtfully planted, offering a peaceful and private setting. A gravelled courtyard provides a sheltered outdoor seating area, while a substantial additional garden, accessed via its own gate and with separate vehicular access, presents exciting scope for landscaping, recreation or future development (subject to permissions).



Ground Floor
Approx. 193.7 sq. metres (2084.5 sq. feet)



First Floor
Approx. 97.1 sq. metres (1045.5 sq. feet)



Total area: approx. 290.8 sq. metres (3130.0 sq. feet)

Sqft excludes hall, landing and garage.

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 PlanUz.

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



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Minors & Brady
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