



4 Coastguard Cottages Walcott Road, Bacton

Norwich



In Excess of £270,000  
Minors & Brady

## 4 Coastguard Cottages Walcott Road

Bacton, Norwich

A charming coastal cottage offering space, character and breathtaking countryside views. Located within the ever-popular village of Bacton, this delightful three-bedroom Norfolk cottage is perfectly positioned within a short walk of the beach. Inside, the home combines traditional character with a spacious and welcoming layout, including both sitting and dining areas ideal for everyday living and entertaining. The kitchen is well placed for practical family use, complemented by a useful entrance WC on the ground floor. Upstairs, three bedrooms and a family bathroom provide comfortable accommodation suitable for a range of needs. With stunning field views, convenient access to the Norfolk Broads and nearby amenities, this property offers an exceptional lifestyle opportunity whether as a main residence or seaside retreat.

- Charming three-bedroom Norfolk cottage full of character and charm
- Sought-after village location within the popular coastal village of Bacton
- Short and easy walking distance to the beach
- Stunning open countryside and field views
- Welcoming sitting room and separate dining area ideal for entertaining
- Well-laid-out kitchen offering practical everyday functionality
- Useful ground-floor entrance WC
- Three well-proportioned bedrooms with flexible accommodation options
- Close to the Norfolk Broads and amenities in Stalham and Wroxham
- Excellent lifestyle or holiday-let opportunity in a highly desirable setting





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Bacton, Norwich

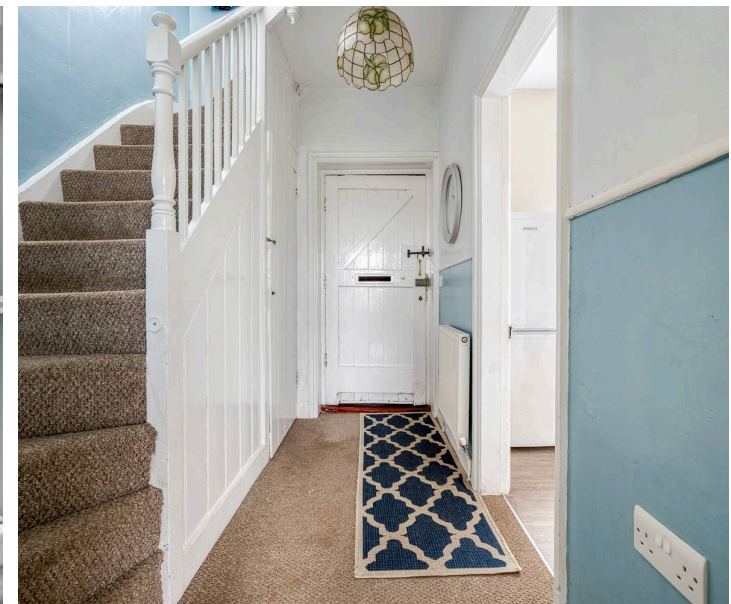
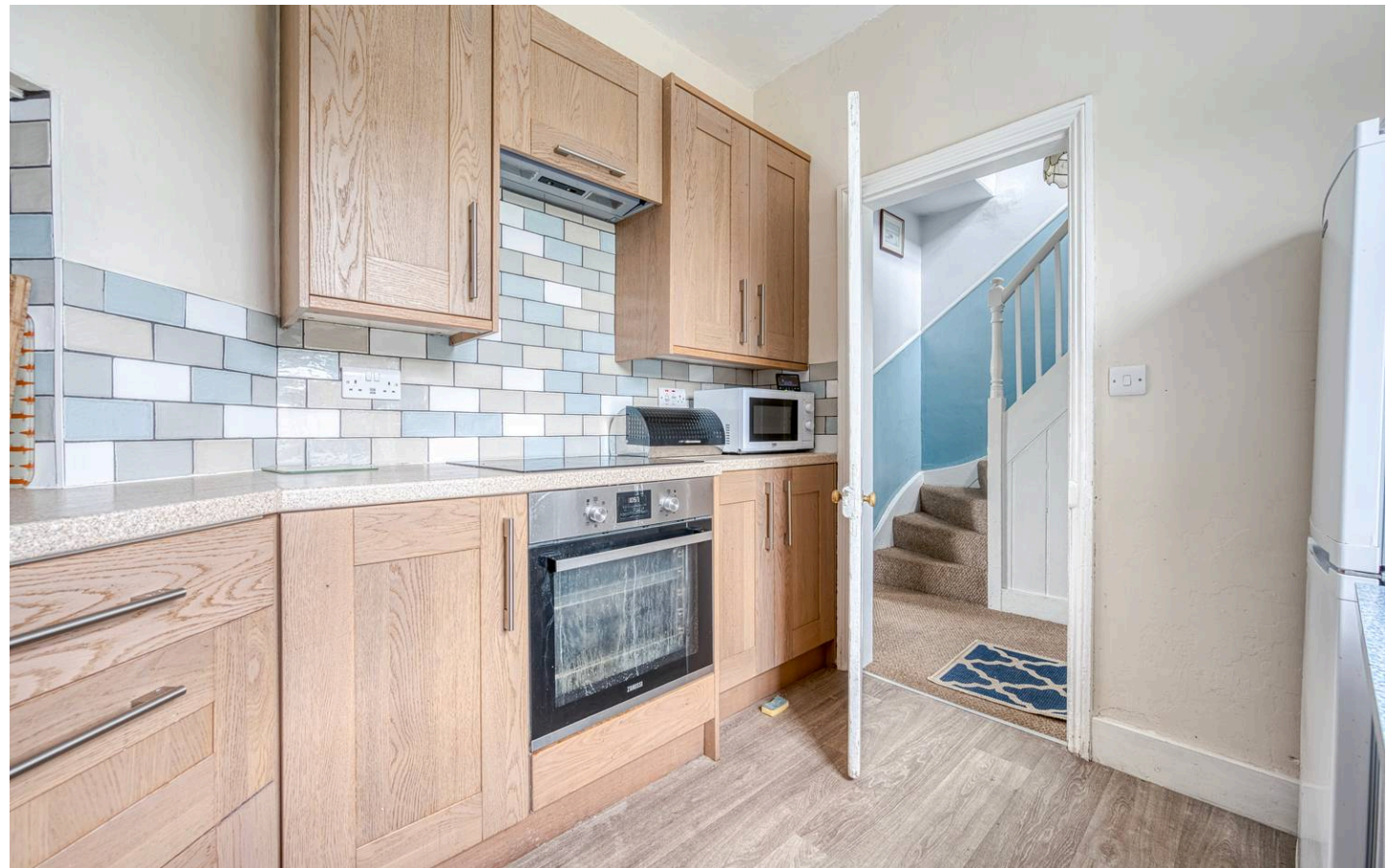
Perfectly positioned within the well-regarded village of Bacton, Coastguard Cottages enjoys a setting that offers the best of rural Norfolk living while remaining connected to everyday amenities.

The property sits within a landscape of open farmland and gently rolling countryside, typical of this part of Norfolk, giving the area a calm and spacious feel throughout the year. Despite its rural character, Bacton is a well-served coastal village with a number of useful local facilities, including a village shop, a primary school and traditional pubs that serve as welcoming hubs for the local community.

The village benefits from a long-established and active community, with local events, access to the coast, and surrounding countryside making it an appealing place to live for those who value a quieter pace of life and a strong sense of place.

A short drive away, the nearby market town of North Walsham provides a broader range of services and amenities. These include supermarkets, independent shops, cafés, restaurants, leisure facilities and healthcare services. For a wider selection, the city of Norwich offers extensive shopping, dining and cultural opportunities, along with mainline rail links to London.

For those travelling by car, the area is well connected via local road networks, making it easy to explore the wider Norfolk region. The surrounding coastline is a particular highlight, with sandy beaches, coastal walks and nature reserves all within easy reach, offering a wonderful lifestyle for those who enjoy the outdoors.



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### Walcott Road, Bacton

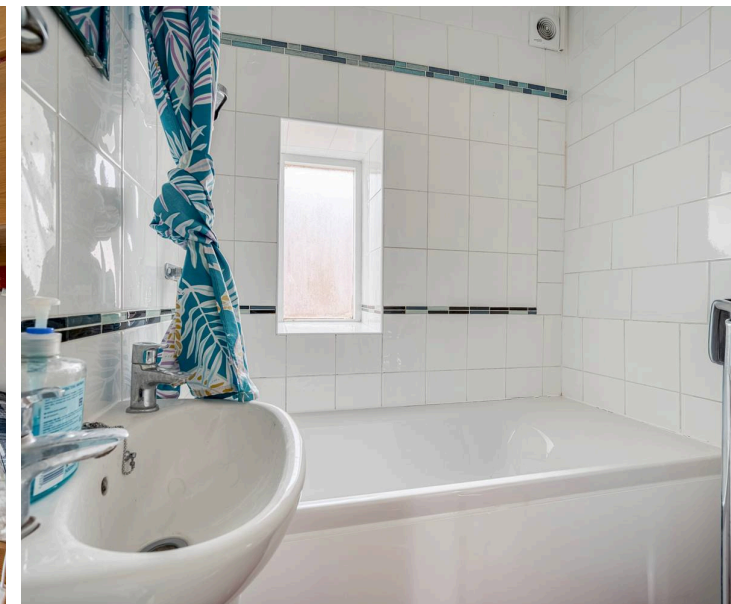
Positioned within the popular coastal village of Bacton, this charming three-bedroom Norfolk cottage offers a wonderful blend of character, space and location, making it equally suited as a permanent home, coastal retreat or holiday let.

Enjoying stunning open field views and lying within a short walk of the beach, the property captures the essence of relaxed coastal living while remaining close to everyday amenities and transport links.

Inside, the cottage opens with a welcoming entrance that leads into a character-filled sitting room, where traditional features and a cosy atmosphere create an inviting space for everyday living. Flowing through to the dining area, the layout is ideal for both family life and entertaining, providing a sociable environment that still retains the charm expected of a classic Norfolk cottage.

The kitchen is thoughtfully arranged to offer practical workspace and storage while remaining in keeping with the property's character. It provides a comfortable and functional area for cooking, with easy access to the rest of the ground floor.

A ground-floor WC adds everyday convenience, particularly useful for guests and beach days.



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Upstairs, the property offers three well-proportioned bedrooms, each enjoying a pleasant outlook and offering flexible accommodation for family, guests or home working. The bathroom serves all bedrooms and is arranged to provide comfortable and practical use.

Externally, the cottage benefits from its enviable position, with beautiful countryside views creating a peaceful backdrop and the coastline just a short stroll away.

With the Norfolk Broads also within easy reach and nearby facilities available in Stalham and Wroxham, this is a home that truly delivers lifestyle as well as location. Viewings are highly recommended to fully appreciate the space, character and setting on offer.

### Agents Note

This property will be sold freehold.



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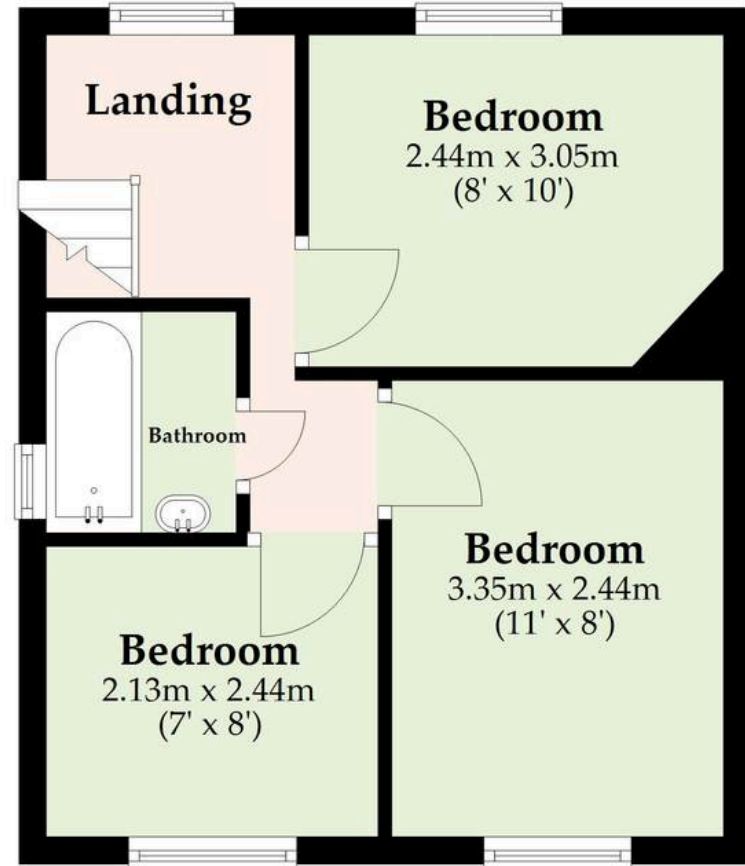
## Ground Floor

Approx. 30.9 sq. metres (332.7 sq. feet)



## First Floor

Approx. 29.3 sq. metres (315.5 sq. feet)



Total area: approx. 60.2 sq. metres (648.2 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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