



Low Hill The Hill Yarmouth Road, Smallburgh

Norwich



£650,000
Minors & Brady

Low Hill The Hill Yarmouth Road

A hidden gem set within approximately 0.4 acres of beautifully established grounds, offering character, space and exceptional privacy. Tucked away in the heart of the Broadland village of Smallburgh, this charming detached period home boasts five bedrooms, three reception rooms and a delightful conservatory overlooking the gardens. The spacious living room and cosy snug both feature wood-burning stoves, creating warm and inviting spaces to relax throughout the year. Mature gardens surround the property, complemented by a gravel terrace, specimen trees and an attractive brick wall that adds further charm and character. A substantial range of outbuildings incorporates a garage, office, workshop and storage areas, providing superb versatility for modern family life. Combining a peaceful village setting with excellent access to the Norfolk Broads, coastline and Norwich, this is a truly special family home in an idyllic location.

- Detached five-bedroom period home tucked away in a private and secluded village setting
- Generous gardens and grounds extending to approximately 0.4 acres (STMS)
- Three characterful reception rooms, including a spacious living room and cosy snug
- Two wood-burning stoves creating warm and inviting living spaces
- Kitchen with walk-in larder, complemented by a separate utility room and boot room
- Bright conservatory enjoying attractive views across the mature gardens
- Principal bedroom with en-suite shower room and garden outlook
- Flexible five-bedroom layout ideal for families, guests or home working
- Extensive range of outbuildings incorporating a garage, office, workshop and storage areas
- Excellent Broadland location with convenient access to the Norfolk Broads, North Norfolk coastline and Norwich





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The Location

Set in north Norfolk, Smallburgh is a straightforward, friendly village set within The Broads National Park. It's surrounded by open countryside and close to the waterways that make this part of the county so well known, but it isn't cut off or remote. Life here feels steady and unhurried, without being isolated.

The village sits less than seven miles from the Norfolk coast, so places like the beaches at Sea Palling and Waxham are an easy drive. It's also about fourteen miles north-east of Norwich, which means shopping, entertainment, healthcare and rail connections are all within reach. The nearby town of Stalham provides everyday essentials, including shops, schools and services, so most practical needs are covered close to home.

Within Smallburgh itself, there's a parish church and a primary school, along with a village hall that supports local events and activities. Like many Norfolk villages, it's a place where people tend to know one another and where community life ticks along quietly in the background.

Road connections are simple and practical, with country roads linking to the wider network across north Norfolk. Public transport options are more limited, as you'd expect in a rural setting, but nearby towns offer bus services into Norwich and surrounding areas.



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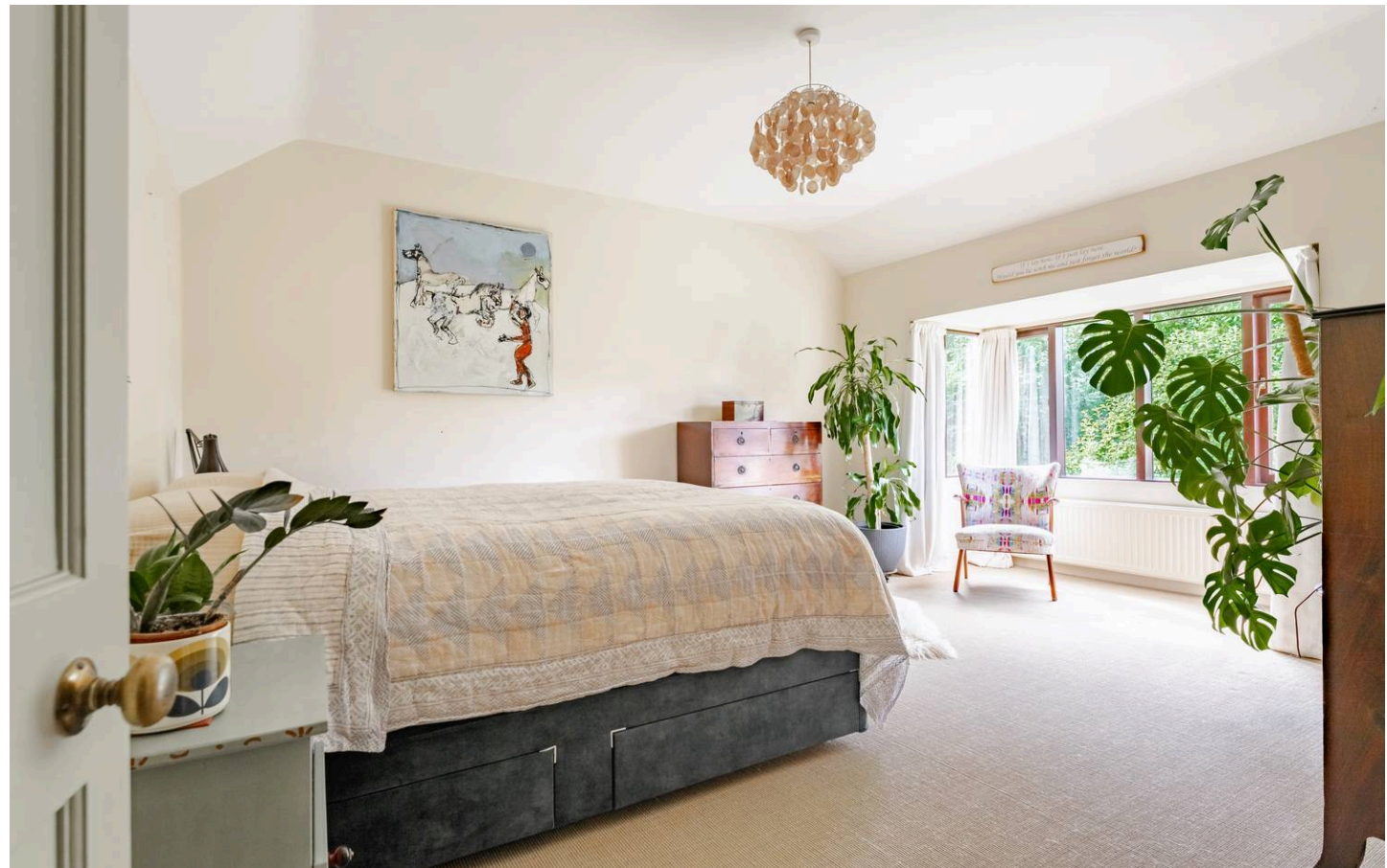
Yarmouth Road, Smallburgh

Tucked away in a wonderfully private position within the Broadland village of Smallburgh, this charming detached period home enjoys a secluded setting away from the road, surrounded by generous gardens and mature greenery.

Occupying grounds of approximately 0.4 acres (STMS), the property offers an enviable combination of character, space and versatility, creating a superb family home in a highly desirable location with easy access to both the Norfolk Broads and the beautiful North Norfolk coastline.

The accommodation has evolved over time to create a home that balances period charm with practical modern living. At its heart is a beautifully arranged kitchen, fitted with an extensive range of storage and workspace, while a walk-in larder provides excellent additional pantry storage. Adjacent to the kitchen, a useful utility room ensures day-to-day household tasks can be kept separate from the main living areas, while a boot room and cloakroom add further practicality, particularly for families and those who enjoy outdoor pursuits.

The property benefits from a selection of inviting reception rooms, each with its own individual character. The formal dining room is ideal for family meals and entertaining, featuring attractive period details and useful built-in storage.



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A cosy snug provides the perfect retreat during the colder months, centred around a wood-burning stove that adds warmth and atmosphere. Beyond, the impressive living room offers an exceptional amount of space for relaxing and socialising, with a second wood-burning stove creating a striking focal point. French doors open directly onto the gardens, allowing the outside space to become a natural extension of the home during the warmer months. The conservatory enjoys delightful views across the gardens and provides a peaceful place to sit and enjoy the changing seasons. Filled with natural light, it offers a seamless connection to the outdoor space and enhances the flexibility of the accommodation.

To the first floor, the property continues to impress with five bedrooms arranged around a spacious landing. The principal bedroom enjoys an attractive outlook over the gardens and benefits from its own en-suite shower room. The remaining bedrooms offer flexibility for growing families, visiting guests or those seeking work-from-home space, while the family bathroom serves the household with ease.

A particularly appealing feature of the landing is a dedicated area perfectly suited as a reading corner, study space or quiet retreat overlooking the grounds.



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The gardens are undoubtedly one of the property's standout features. Extending around the home, they provide a wonderful sense of space, privacy and tranquillity. Expanses of lawn are complemented by mature trees, established shrubs and attractive planting, creating colour and interest throughout the seasons.

A striking red brick wall partially divides the grounds, lending character and definition while enhancing the property's sense of history. A gravelled terrace adjoining the house provides an ideal setting for outdoor dining, morning coffee or summer entertaining.

Further enhancing the property's appeal is an excellent range of outbuildings located towards the rear of the grounds. Incorporating a garage, workshop space, storage areas and a dedicated office, these buildings offer tremendous versatility for a variety of lifestyles, whether for home working, hobbies, storage or practical family use.

Combining generous accommodation, charming character features, extensive gardens and a wonderfully tucked-away village setting, this delightful period home offers a rare opportunity to enjoy country living within easy reach of the Norfolk Broads, coastline and the city of Norwich.

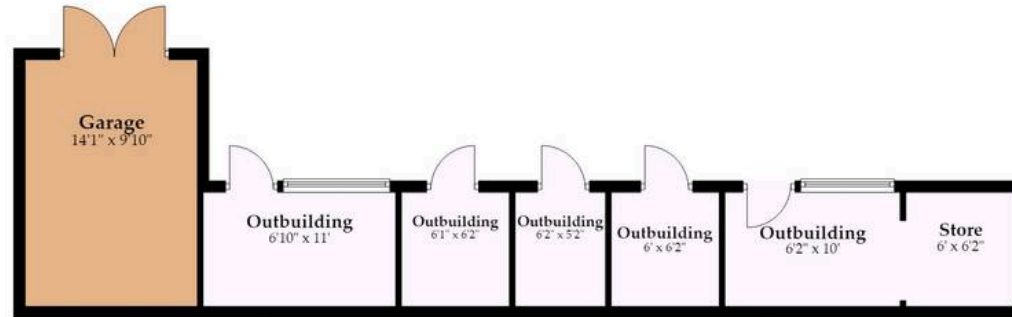
Agents Note

This property will be sold freehold and connected to oil-fired heating, private drainage, mains water and electricity.

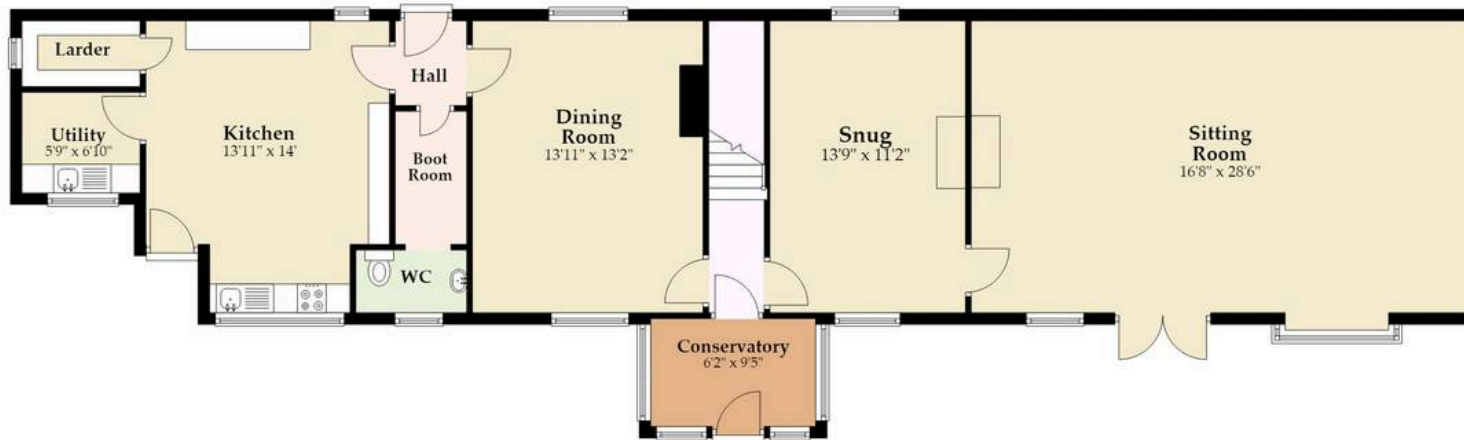


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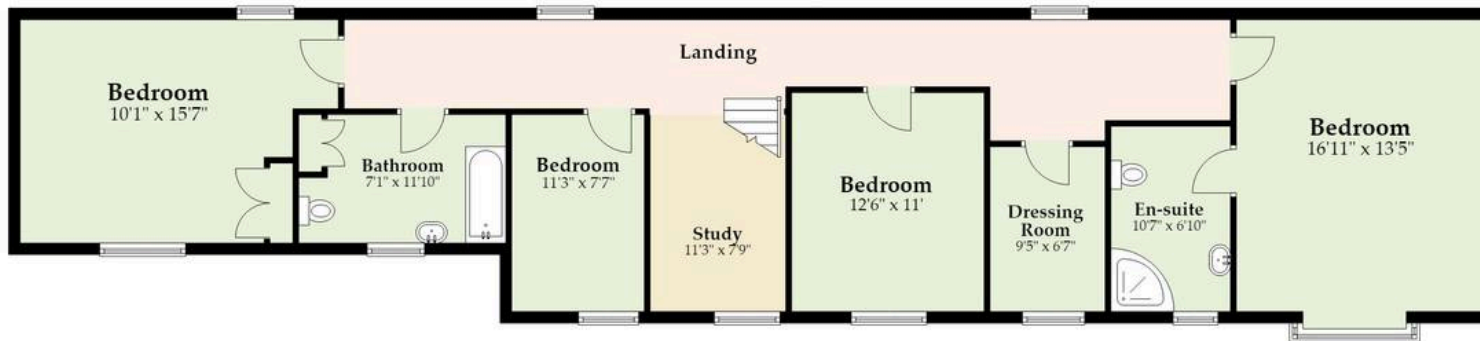
Outbuildings
Approx. 431.3 sq. feet



Ground Floor
Approx. 1277.0 sq. feet



First Floor
Approx. 1210.3 sq. feet



Total area: approx. 2918.6 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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