



44 North Walsham Road, Northrepps

Cromer



Guide Price £375,000
Minors & Brady

44 North Walsham Road

Northrepps, Cromer

Guide Price: £375,000-£425,000. This distinctive brick and flint cottage occupies a generous plot of around a quarter of an acre (stms) and enjoys open countryside views from its edge-of-village position. Dating back to the mid-19th century, the home has been carefully evolved to offer flexible accommodation while retaining its period charm. One of its standout features is the defined layout, with separate reception spaces that suit both everyday living and entertaining. The south-facing living room, complete with a wood-burning stove and space for a study area. Two ground-floor bedrooms and a shower room provide excellent adaptability, particularly for those seeking ground-level living. The conservatory and sun-filled garden rooms create a strong connection between the house and its rural surroundings. Outside, the in-and-out driveway and double garage add practicality rarely found with a property of this age. Further potential is offered by the existing planning and services in place for a static caravan or ancillary accommodation, opening up lifestyle opportunities.

- Characterful brick and flint cottage originally dating from 1865, extended and reconfigured over time
- Plot of approximately 0.25 acres (stms) with established gardens and raised patio seating area
- South-facing living room with wood-burning stove and space for a study or reading area
- Clearly defined and separate dining room featuring an attractive brick and flint fireplace wall
- Conservatory and sun-filled garden room overlooking the garden and countryside beyond
- Flexible accommodation including two ground-floor double

M&B





M&B

44 North Walsham Road

Northtrepps, Cromer

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



M&B

44 North Walsham Road

Northrepps, Cromer

Guide Price: £375,000-£425,000. This distinctive brick and flint cottage occupies a generous plot of around a quarter of an acre (stms) and enjoys open countryside views from its edge-of-village position. Dating back to the mid-19th century, the home has been carefully evolved to offer flexible accommodation while retaining its period charm. One of its standout features is the defined layout, with separate reception spaces that suit both everyday living and entertaining. The south-facing living room, complete with a wood-burning stove and space for a study area. Two ground-floor bedrooms and a shower room provide excellent adaptability, particularly for those seeking ground-level living. The conservatory and sun-filled garden rooms create a strong connection between the house and its rural surroundings. Outside, the in-and-out driveway and double garage add practicality rarely found with a property of this age. Further potential is offered by the existing planning and services in place for a static caravan or ancillary accommodation, opening up lifestyle opportunities.



Ground Floor
1592 sq.ft. (147.9 sq.m.) approx.

1st Floor
290 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA : 1882 sq.ft. (174.8 sq.m.) approx.

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.

Made with Metropix ©2025

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



Meet *Abi*
Branch Partner



Meet *Karol*
Property Lister



Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



wroxham@minorsandbrady.co.uk



01603 783088



6 Church Road, Wroxham, Norwich, NR12 8UG

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk