



The Coach House, Vicarage Lane, Tunstead

Minors & Brady



The Coach House, Vicarage Lane

Tunstead, Norwich

A superb opportunity to enjoy the peace of the Norfolk countryside without sacrificing convenience. This attractive home occupies a tranquil setting surrounded by open countryside, offering a wonderful sense of space and rural charm. Just a short drive away, Wroxham and Hoveton provide an excellent range of shops, cafés, restaurants and everyday amenities, as well as access to the renowned Norfolk Broads. The area is ideal for those who enjoy an outdoor lifestyle, with walking, cycling and nature-rich landscapes all close at hand. Nearby road connections, including access to the Northern Distributor Road, make travelling around Norwich and beyond both simple and efficient.

- Charming semi-detached period home in a sought-after village setting
- Beautiful red brick elevations enhanced by flowering climbing foliage
- Private off-road parking
- Spacious sitting and dining room centred around a characterful log burner
- Distinctive curved windows and elegant French doors to the garden
- Traditional fitted kitchen with partially integrated appliances
- Three well-proportioned bedrooms with exposed beams and high ceilings
- Lovingly maintained throughout with sympathetic modern improvements
- Replacement Velux windows and upgraded chimney works for the wood burner
- Attractive walled garden featuring lawn, patio and private seating areas





The Coach House, Vicarage Lane

Tunstead, Norwich

The Location

Set within a peaceful rural setting on the edge of the Norfolk Broads, The Coach House enjoys an enviable position that perfectly balances countryside tranquillity with everyday convenience. Surrounded by attractive open countryside, the location offers a wonderful sense of calm and privacy, making it an ideal retreat from the demands of modern life while remaining well connected to nearby amenities.

The area is particularly well regarded for its outdoor lifestyle opportunities, with an abundance of scenic walking routes right from the doorstep. For dog owners, the surrounding countryside provides miles of picturesque walks through quiet lanes, open fields and nearby waterways, creating a fantastic environment for both everyday exercise and weekend exploration.

Just a short drive away, the highly sought-after villages of Wroxham and Hoveton provide an excellent range of amenities, including supermarkets, independent shops, cafés, restaurants, medical facilities and leisure opportunities. Widely recognised as the gateway to the Norfolk Broads, Wroxham is particularly popular for its riverside atmosphere and access to boating, walking and wildlife-rich landscapes. The property is ideally positioned to take full advantage of the Broads, with many of Norfolk's most celebrated waterways and nature reserves within easy reach.

The beautiful Norfolk coastline is also readily accessible, with the nearest sandy beaches approximately fifteen minutes away by car. Whether enjoying coastal walks, family days out or simply taking in the fresh sea air, residents can benefit from having both the Broads and the coast close at hand.

M&B





The Coach House, Vicarage Lane Tunstead, Norwich

For families, the location offers excellent access to a wide range of children's activities, clubs and recreational opportunities available throughout the surrounding villages and nearby towns. From outdoor pursuits on the Broads to sporting, educational and leisure facilities in the local area, there is something to suit all ages.

For those needing to travel further afield, the Northern Distributor Road (NDR) can be accessed via nearby routes, providing efficient links around Norwich and onwards to major road networks. This connectivity allows residents to enjoy the benefits of a rural lifestyle without sacrificing accessibility for commuting, shopping or leisure.

The surrounding area is renowned for its natural beauty, with countless opportunities for walking, cycling and exploring the Broads National Park. Nearby market towns such as North Walsham offer additional schooling, shopping and professional services, while the historic city of Norwich provides a comprehensive range of cultural, educational and retail facilities.

The Coach House, Tunstead

Placed within the heart of the desirable Broadland village of Tunstead, The Coach House is a truly charming semi-detached period home that perfectly blends character, comfort and understated modern improvements. Built in attractive red brick and adorned with beautiful flowering foliage climbing across the front elevation, this delightful property offers an idyllic countryside lifestyle for those seeking a slower pace of life in a picturesque rural setting.



M&B



The Coach House, Vicarage Lane Tunstead, Norwich

Immediately appealing from the moment of arrival, the property exudes warmth and charm, with its attractive façade hinting at the character that awaits within. Lovingly maintained by the current owner, The Coach House retains a wealth of period features while benefiting from thoughtful updates, including replacement Velux windows and works undertaken to overhaul the chimneys serving the wood burner flue.

At the heart of the home is a wonderfully welcoming sitting and dining room, a space that perfectly showcases the property's character. Natural light pours through three distinctive curved windows, while French doors beneath an elegant curved archway provide an attractive connection to the garden beyond.

The focal point of the room is a charming log-burning stove, creating a cosy atmosphere during the cooler months and making this an inviting space to relax, entertain and enjoy family life.

The kitchen is fitted in a traditional wooden style, complementing the age and character of the property, and includes a range of partially integrated appliances. Practical yet full of charm, it provides a pleasant space for everyday cooking while remaining sympathetic to the home's period origins.

Upstairs, the property's character continues with impressively high ceilings and exposed beams adding both interest and a wonderful sense of space. The bedrooms are bright and welcoming, providing comfortable accommodation with individual character and charm. A family bathroom serves the first floor.



M&B



The Coach House, Vicarage Lane

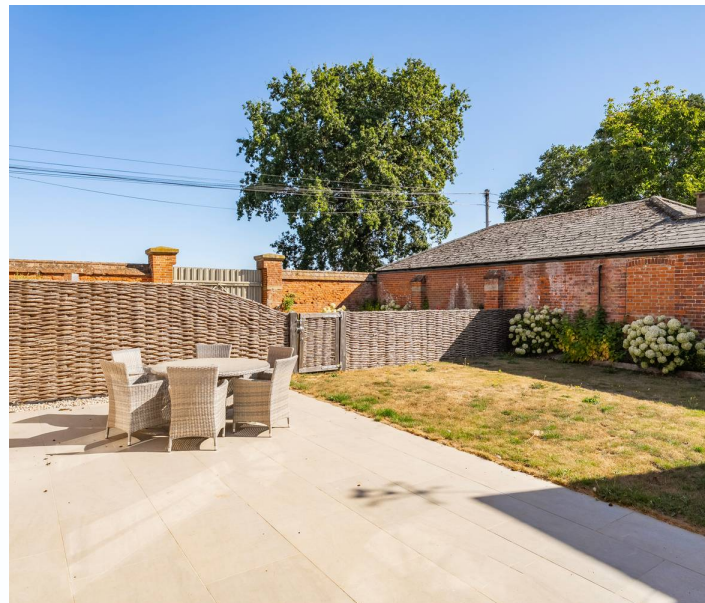
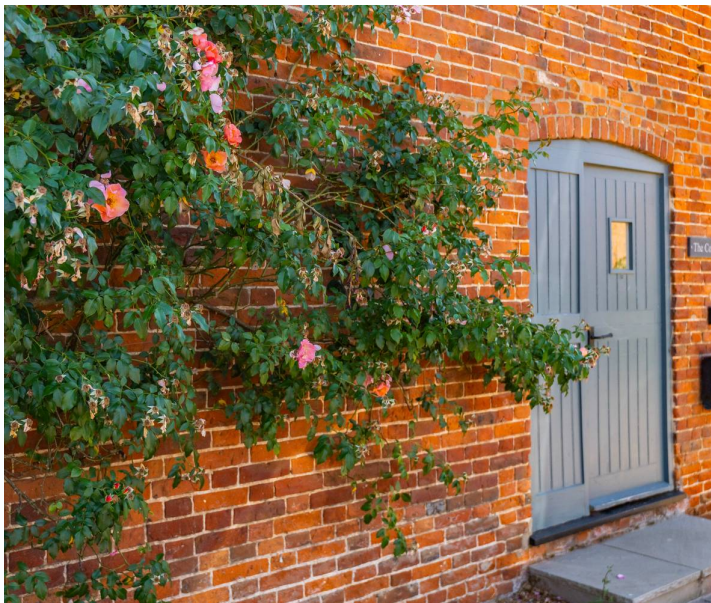
Tunstead, Norwich

Outside, the gardens are every bit as appealing as the home itself. Thoughtfully enclosed by attractive walls, the garden offers a wonderful degree of privacy and creates a delightful outdoor space. A combination of lawn and patio areas provides the perfect setting for outdoor dining, gardening enthusiasts or simply enjoying the peaceful surroundings. The attractive outside space is both manageable and inviting, enhancing the property's appeal throughout the seasons.

Combining the romance and character of a period home with carefully considered modern touches, The Coach House presents a rare opportunity to acquire a beautifully maintained village property in a sought-after rural location. Full of charm, rich in character and complemented by delightful gardens, this is a home that will undoubtedly appeal to those seeking country living without compromise.

Agent's Note

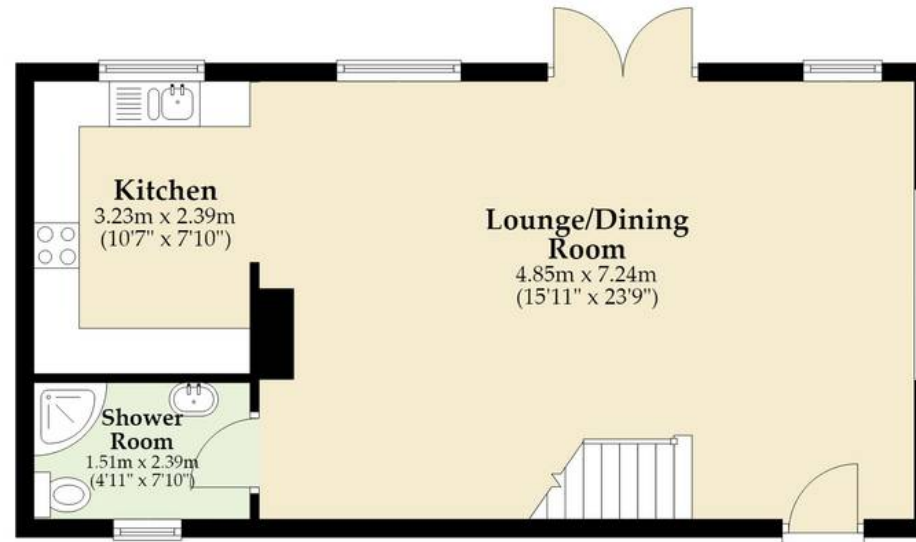
The property is offered freehold and benefits from mains water and electricity, with drainage via a shared Klargester system. The vendors currently pay an annual contribution of approximately £500 towards the upkeep of the shared driveway and drainage infrastructure.



M&B

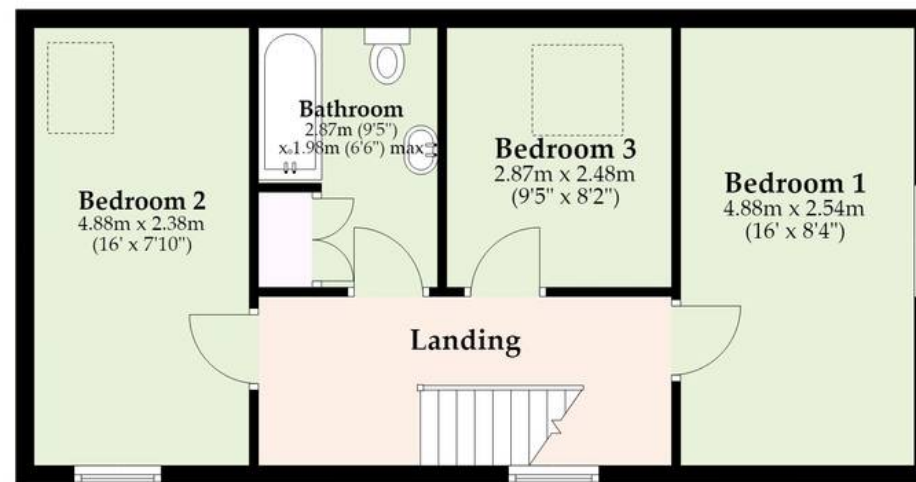
Ground Floor

Approx. 47.1 sq. metres (507.5 sq. feet)



First Floor

Approx. 47.0 sq. metres (506.2 sq. feet)



Total area: approx. 94.2 sq. metres (1013.7 sq. feet)

M&B

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.

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