



Stanley Cottage Common Road, West Somerton

Minors & Brady



Stanley Cottage Common Road

West Somerton, Great Yarmouth

Countryside views, exceptional reception space, multi-generational living potential, and extensive grounds define this remarkable seven-bedroom residence in the highly regarded village of West Somerton. Occupying a substantial double-sized plot, the property offers beautifully versatile accommodation, including a self-contained annex ideal for extended family, guests or older children seeking independence. Bright and generously proportioned interiors are complemented by sweeping gardens, a large raised deck with hot tub included in the sale, and far-reaching rural outlooks from virtually every aspect. Extensive outbuildings, including a large workshop, garage, boat yard and stables, further enhance the lifestyle appeal of this unique chain-free home, perfectly positioned for easy access to the Norfolk Coast and Broads.

Agents Notes

This property will be sold freehold.

Connected to mains water and electricity.

Oil central heating system.



M&B



Stanley Cottage Common Road

West Somerton, Great Yarmouth

The Location

Common Road is situated within the attractive Norfolk village of West Somerton, offering a pleasant residential setting surrounded by open countryside and within easy reach of the Norfolk coastline and Broads National Park. The village is highly regarded for its rural character, peaceful surroundings, and convenient access to a range of nearby amenities.

Residents enjoy the benefits of village living, whilst a wider selection of shops, supermarkets, cafés, restaurants, schools, healthcare facilities, and leisure amenities can be found in the nearby towns and villages of Martham, Caister-on-Sea, and Great Yarmouth.

The area is particularly popular with those who enjoy the outdoors, with an abundance of countryside walks, quiet lanes, and nature-rich landscapes surrounding the village. The nearby Norfolk Broads provide excellent opportunities for boating, walking, cycling, fishing, and wildlife watching, whilst the beautiful sandy beaches of the East Norfolk coast are also within easy reach.

West Somerton enjoys convenient road connections to Great Yarmouth, Norwich, and the wider Norfolk region, making it well placed for both everyday travel and exploring the surrounding area. The nearby coastal villages and market towns offer a variety of local attractions, leisure facilities, and community events throughout the year.



M&B



Stanley Cottage Common Road

West Somerton, Great Yarmouth

Occupying a desirable position within the sought-after village of West Somerton, this substantial seven-bedroom detached residence enjoys far-reaching countryside views and sits proudly on an exceptional double-sized plot with extensive gardens, outbuildings and grounds.

Offered chain free, the property presents a rare opportunity to acquire a versatile home with outstanding potential for multi-generational living, income-generation opportunities or accommodation for older children and guests.

The property is approached via a gated driveway, immediately creating a sense of arrival. The entrance hall welcomes you into the main residence and provides access to the principal accommodation.

The main reception accommodation is both spacious and versatile. The sitting room is a wonderfully inviting space, centred around an attractive brick fireplace, creating a warm and characterful atmosphere. A separate dining room mirrors this charm, also featuring a brick fireplace and providing the perfect setting for both formal entertaining and family gatherings. Together, these rooms offer flexibility for a variety of lifestyles and family requirements.



M&B



Stanley Cottage Common Road

West Somerton, Great Yarmouth

The kitchen forms the heart of the home and is thoughtfully designed to serve busy family life. Overlooking the gardens and surrounding countryside, it offers an excellent range of preparation space and enjoys a bright, airy feel throughout. Adjacent facilities include a useful utility room, providing further practicality and keeping day-to-day household tasks separate from the main living areas. A ground-floor bathroom/wet room comprises of a traditional three-piece suite, including a roll-top bathtub.

Ascending to the first-floor of the main residence, the landing provides access to four generously proportioned double bedrooms and a separate WC. Each bedroom enjoys pleasant outlooks across the surrounding countryside. The bedrooms offer excellent flexibility for growing families, home working or hobby spaces.

A standout feature of this property is the self-contained annex, which can operate independently from the main house thanks to its own staircase and living accommodation. The annex benefits from its own entrance hall leading into a comfortable reception room featuring a characterful brick fireplace with log burner, creating a welcoming focal point. A separate kitchen serves the annex accommodation, providing everything required for independent day-to-day living.



M&B



Stanley Cottage Common Road

West Somerton, Great Yarmouth

The annex also incorporates a ground-floor double bedroom with an en-suite, making it particularly suitable for those requiring single-level accommodation. To the first floor, there are two further bedrooms, one of which benefits from its own en-suite facility, whilst a separate family bathroom serves the remaining accommodation. The thoughtful layout ensures privacy and comfort for occupants whilst maintaining a strong connection to the main residence if desired.

Externally, the grounds are every bit as impressive as the house itself. Occupying a substantial double plot, the property enjoys expansive wrap-around gardens with sweeping lawns and uninterrupted countryside views in every direction. The rear garden offers exceptional space for recreation, entertaining and outdoor living, with endless possibilities for future enhancement, subject to any necessary consents.

A particularly appealing feature is the large raised decking area, perfectly positioned for outdoor dining and summer gatherings. The hot tub, which is included within the sale, provides a fantastic space to relax and enjoy the surrounding rural scenery. Extensive paved and concrete areas further enhance the practicality of the grounds, offering space for additional vehicles, caravans, boats or recreational equipment.



M&B



Stanley Cottage Common Road

West Somerton, Great Yarmouth

The extensive outbuildings are a significant asset and add tremendous versatility to the property. These include a large garage, an impressive workshop with power connected, a dedicated boat yard, useful storage areas, two stable blocks and a log cabin summerhouse. The workshop and yard have previously supported business use, presenting exciting possibilities for those seeking space for hobbies, vehicle storage, equestrian interests or home-based enterprise.

Properties offering this level of space, flexibility and future potential are exceptionally rare. With seven bedrooms, extensive outbuildings, countryside views, a double-sized plot and versatile annex accommodation, this outstanding home represents a unique opportunity for purchasers seeking a substantial family residence in a desirable Norfolk village setting.



M&B

Ground Floor

Approx. 104.1 sq. metres (1120.4 sq. feet)



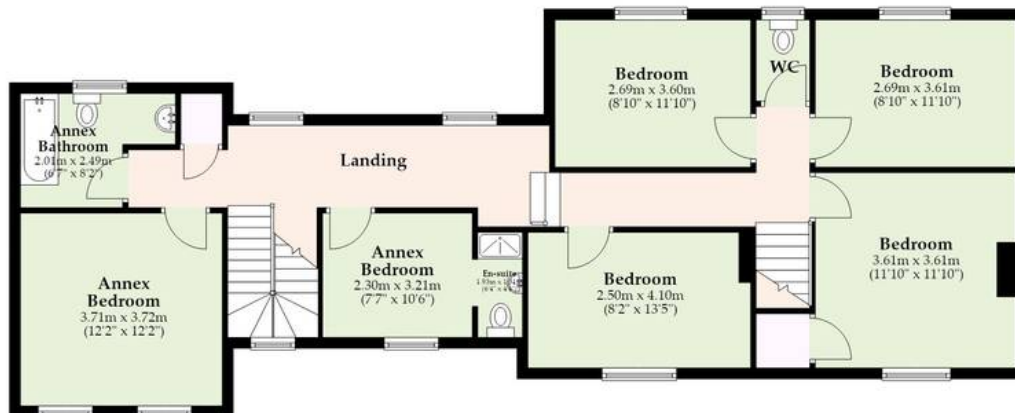
Outbuilding

Approx. 101.1 sq. metres (1088.4 sq. feet)



First Floor

Approx. 100.8 sq. metres (1084.5 sq. feet)



Total area: approx. 306.0 sq. metres (3293.4 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.

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



Meet *Dan*
Branch Partner



Meet *Sarah*
Senior Property Consultant



Meet *Jamie*
Property Lister

Minors & Brady
Your home, our market



caister@minorsandbrady.co.uk



01493 806188



48 High Street, Caister-on-Sea, NR30 5EH

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



Residential | Buy-to-Let | Protection

How we can support:

- ✓ Residential Mortgages
- ✓ Protection and Insurance
- ✓ Buy-to-Let (Personal and Limited Company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Adviser

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

T: 01603 210378

E: enquiries@norfolk-mortgages.co.uk

W: www.norfolk-mortgages.co.uk