



63a Yarmouth Road, Norwich

Minors & Brady



63a Yarmouth Road

Norwich

A truly irreplaceable Grade II Listed home, dating back to the 1500s and showcasing a wealth of character that simply cannot be replicated in modern construction. Enjoying breathtaking views of the historic church tower and positioned moments from the picturesque River Green, this remarkable residence offers over 2,088 sq. ft. of beautifully versatile accommodation. Rich in period charm, the home boasts exposed beams, stunning brick and flint features, a cellar, four generous bedrooms and a magical collection of garden spaces that unfold at every turn. Outside, tiered gardens, two cabins and exciting ongoing enhancements create a unique lifestyle opportunity with potential for guest accommodation or ancillary living. Combining history, personality and practicality in equal measure, this whimsical family home is one of Thorpe St. Andrew's most distinctive and memorable properties.

- Truly one-of-a-kind Grade II Listed residence dating back to the 1500s, offering irreplaceable character and charm
- Stunning church tower views and an enviable position moments from the picturesque River Green
- Approximately 2,088 sq. ft. of versatile family accommodation with four bedrooms and two bathrooms
- Principal bedroom suite featuring an en-suite bathroom with elegant roll-top bath and character fireplace
- Beautiful sitting room showcasing an exceptional exposed brick and flint wall alongside a wood-burning stove
- Kitchen/breakfast room blending modern practicality with period features, complemented by a useful cellar
- Wealth of original features including exposed beams, patterned brick flooring and historic detailing throughout





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The Location

Thorpe St. Andrew is one of Norwich's most desirable suburbs, perfectly balancing a peaceful residential setting with excellent connectivity and a wealth of local amenities. Popular with families and professionals alike, the area benefits from a selection of highly regarded schools, including Thorpe St. Andrew School and Sixth Form, making it a superb location for those seeking long-term family living.

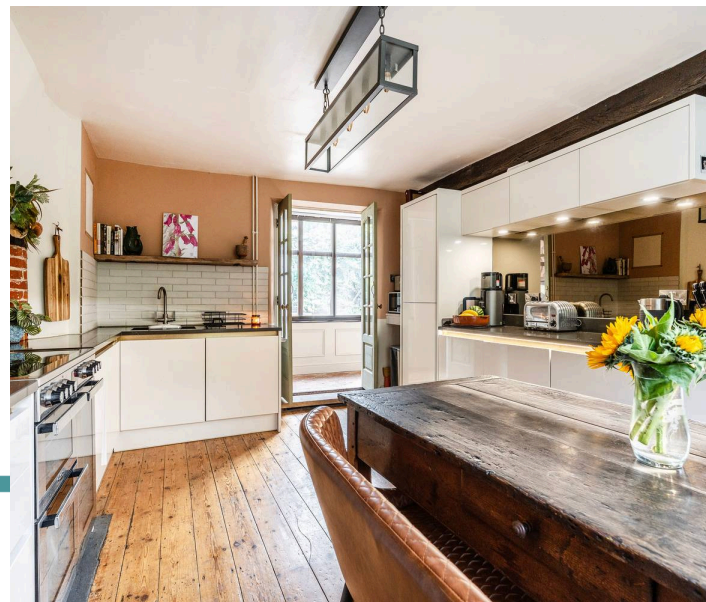
A particular highlight of the area is its close proximity to the picturesque River Yare, where residents can enjoy scenic riverside walks, feed the ducks and make the most of the beautiful surroundings throughout the summer months. Just a short stroll away, Bridgestone Café is a firm local favourite, renowned for its excellent breakfasts, homemade cakes and welcoming atmosphere.

The nearby River Green Pantry provides another wonderful destination, perfect for relaxed lunches, coffee dates and sweet treats overlooking the water.

For day-to-day convenience, a Sainsbury's supermarket is just a short drive away, while Riverside Retail Park can be reached within minutes, offering an extensive range of shops, restaurants and leisure facilities.

Norwich Train Station is also easily accessible, providing direct connections to London and beyond, whilst the famous Carrow Road stadium, home to Norwich City Football Club, is close by for sports enthusiasts.

Commuters are particularly well served, with swift access to the A47 via Postwick, connecting easily to surrounding towns, villages and the Norfolk coastline.



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Yarmouth Road, Thorpe St Andrew

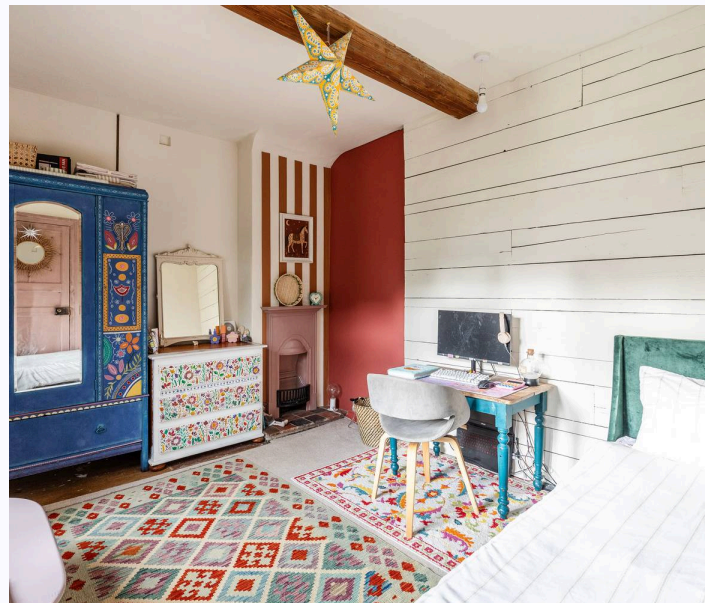
Occupying an enviable position within the heart of Thorpe St. Andrew, just moments from the idyllic River Green and enjoying stunning views towards the historic church tower, this truly one-of-a-kind Grade II Listed residence presents a rare opportunity to acquire a home rich in character, charm and individuality.

Originally dating back to the 1500s, the property offers an almost magical blend of period craftsmanship and modern comforts, extending to approximately 2,088 sq. ft. of versatile accommodation that feels remarkably spacious for a home of its era.

Immediately recognisable and full of appeal, the property exudes personality from the moment you arrive. Generous driveway parking provides a practical introduction, whilst beyond the façade lies a home that unfolds in unexpected ways, almost Tardis-like in nature, revealing an abundance of beautifully proportioned rooms and intriguing spaces that continue to surprise as you explore.

Stepping inside, the entrance hall makes an unforgettable first impression with its stunning patterned brick flooring, setting the tone for the wealth of original features found throughout the home.

Exposed timber beams, characterful brickwork and historic detailing combine effortlessly with tasteful contemporary finishes and whimsical dusky accents, creating interiors that feel both elegant and welcoming.



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The sitting room is a particularly impressive space, centred around a striking wood-burning stove and distinguished by an exceptional exposed brick and flint wall that serves as a beautiful focal point. Rich in atmosphere and character, this room provides the perfect setting for cosy evenings whilst celebrating the property's historic origins.

At the heart of the home lies the kitchen/breakfast room, where modern convenience meets period charm. A range of fitted cabinetry is complemented by exposed brick detailing that adds warmth and texture, creating a sociable and functional environment for both everyday family life and entertaining. Beyond the kitchen, a useful cellar provides valuable additional storage and practicality.

Arranged across the upper floors, the bedroom accommodation is equally impressive. The principal bedroom is a wonderfully characterful retreat, featuring a beautiful exposed brick fireplace and enjoying a sense of calm and privacy. Benefiting from its own en-suite bathroom complete with an elegant roll-top bath, it offers a luxurious space in which to relax and unwind. Three further bedrooms provide flexibility for growing families, guests or those working from home, all served by additional bathroom facilities.

Throughout the property, the accommodation remains remarkably generous for a Grade II Listed home, offering well-sized rooms and excellent versatility. The flowing layout creates a sense of discovery at every turn, with each room possessing its own unique character whilst contributing to the overall charm of the home.



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Outside, the gardens are every bit as enchanting as the interior. Arranged across multiple levels and thoughtfully designed to create a series of individual spaces, they provide a wonderful environment for entertaining, gardening or simply enjoying the peaceful surroundings. Beautiful church views form a captivating backdrop, enhancing the sense of tranquillity and setting this home apart from anything else on the market.

Adding further appeal are two separate cabins positioned within the grounds. The current owners are in the process of significantly enhancing this area, including the creation of a cabin with habitable space, kitchen facilities and an outdoor shower, offering exciting potential for guest accommodation, multi-generational living or possible Airbnb-style use, subject to any necessary consents. New boundary fencing is also planned as part of the ongoing improvements.

Combining centuries of history with generous family-sized accommodation, enchanting gardens and an unrivalled setting near the River Green, this exceptional home delivers a lifestyle that is incredibly difficult to replicate. Homes of this nature rarely become available, offering a unique opportunity to own a remarkable piece of local heritage within one of Norwich's most sought-after locations.

Agent's Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.



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Ground Floor

Approx. 84.0 sq. metres (904.6 sq. feet)



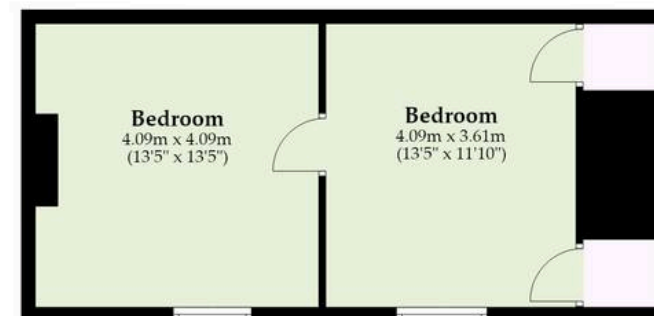
First Floor

Approx. 58.7 sq. metres (632.0 sq. feet)



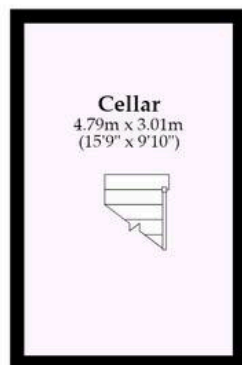
Second Floor

Approx. 36.9 sq. metres (396.9 sq. feet)



Cellar

Approx. 14.4 sq. metres (155.1 sq. feet)



Total area: approx. 194.0 sq. metres (2088.6 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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Dreaming of this home?

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Your home, our market

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