



Rose Cottage  
Front Road | West Caister | Norfolk | NR30 5SU

# TOTAL TRANQUILITY



“This pretty cottage enjoys the perfect balance of country living with convenience, peace and privacy with access to amenities, seclusion with the security of neighbours.

Tucked away at the end of a little no through lane, there’s no passing traffic here – just a few homes and the sound of the birds.  
Yet you’re just a mile or so from Caister, with the beach and the Broads on your doorstep,  
waiting to be explored and enjoyed.”



# KEY FEATURES

- An Attractive and Spacious Period Home situated on a No Through Lane in West Caister
- Offering Flexible Living Accommodation
- Four/Five Bedrooms; Family Bathroom
- Kitchen/Breakfast Room with a Ground Floor Shower Room
- Large Reception Hall and Two Further Reception Rooms
- Courtyard Garden plus Further Private Garden with Covered BBQ Area surrounded by Farmland
- Outbuildings include a Garage with Electric Door and a Store with the Potential to be Converted (STP)
- Sweeping Drive provides Ample Parking
- The Accommodation extends to 1,915sq.ft
- Energy Rating: D

An attractive and spacious period home with a large garden in a glorious, secluded setting, this is a place with so much to offer. Beautifully and sympathetically updated by the current owners, it effortlessly combines authentic character and cosy charm with bright, airy rooms and excellent ceiling height. The large garden is a real bonus, while the generous garage and workshop adds interesting potential.

## Welcome Home

The cottage is thought to date back to 1806 and is said to be made up of the gardener's cottage and coach house for the neighbouring Grade II listed property. The current owners had been looking for an older property for a long time and couldn't find anything that had the pretty frontage, space and character that they sought. On coming down the road here and seeing the cottage they knew this was the one. They have since carried out a number of improvements, including works to the roof (keeping the original tiles), a new boiler, windows and doors, electrics, underfloor heating, a new kitchen and more. The result is a place where you can move straight in and embrace it all right from the start. The owners have certainly enjoyed it, hosting family gatherings, having their grandchildren over, celebrating birthdays, Christmases and more – it's a home with a friendly feel and one where you can put down roots.





# KEY FEATURES

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## Flexible To Suit Your Needs

As you come into the cottage, you enter a spacious and welcoming reception hall, with a formal dining room to one side. This would work equally well as a snug, or a playroom for little ones. The reception hall also leads onto the breakfast room (more on that later...) and the ground floor sitting room, a lovely space with an electric stove and a triple aspect, doors leading out to the garden on the south side of the room. Double doors from the sitting room open to the breakfast room, which in turn is open to the kitchen, so you have a lovely flow throughout these rooms, which works well for families and for social gatherings. There's also a ground floor shower room. Throughout the ground floor there's character aplenty, with some particularly fine beams, but the head height is excellent – no need to duck! Moving upstairs, you have four double bedrooms sharing the family bathroom. There's also another room which the owners use as a first floor family room. Bright and airy with a high ceiling, it has a lovely feel to it and could be used as a master bedroom if preferred – but it does make a lovely summer sitting room.

## A Lovely Location

Outside the cottage comes with a garage and storage space that could be converted into an annexe, subject to planning. There's also a wonderfully long garden where children can play and explore, and where those with green fingers can while away many a happy hour. It's very peaceful out here, as there are only a few houses at the end of this road, so you don't get any passing traffic. Head down the road and you can be in the village in a few minutes, with schools, supermarkets, a golf course and more just a mile or so away. You're close to the beach, so you can walk your dog along the sands, or explore down by the river in the opposite direction.





























# INFORMATION

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## On The Doorstep

West Caister is a small rural village located approximately half a mile from Caister-on-Sea. Caister-on-Sea is a popular coastal village approximately 3 miles north of Great Yarmouth. There are a variety of local shops including a Tesco's, a post office, public houses, take aways, a dentist and a doctors surgery. There are also schools for all ages, a golf course and regular bus services to Great Yarmouth. Caister also boasts Roman ruins, a sandy beach and its own historic castle. Caister Castle was built by Sir John Fastloff, he was the inspiration for William Shakespeare's Falstaff. It was built in the late 14th century and has a national renowned vintage car company.

## How Far Is It To?

The market town of Acle offers a train link leading you into the city of Norwich and other key locations around the Norfolk countryside. There are plenty of schools in the area and Acle offers a variety of restaurants, public houses and is well situated for local and national chain supermarkets. The North Norfolk coast is within easy reach making the recreational facilities in the area excellent.

## Directions

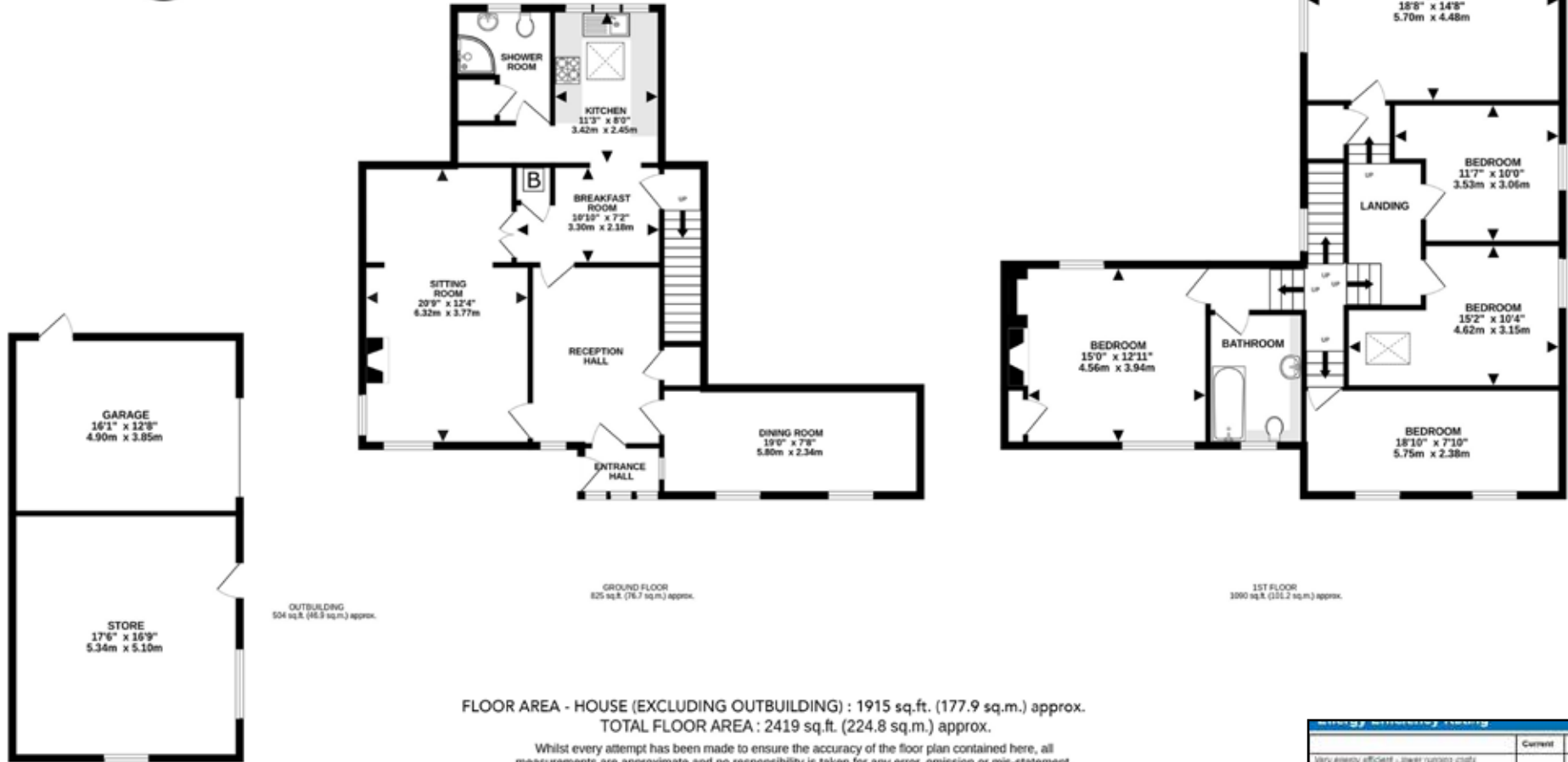
From Yarmouth proceed North along the A149 Caister Road, past the Yarmouth Stadium, at the roundabout take the left hand exit onto the Caister Bypass, just by the footbridge over the road turn left into West Caister, follow the road for approximately one third of a mile to the top of the hill and at the crossroads continue straight ahead. The entrance to Front Road can be found on the left after a third of a mile.

## Services, District Council and Tenure

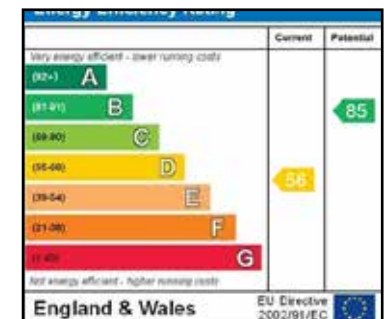
Oil Central Heating, Mains Water, Private Drainage via Septic Tank  
Super Fast Broadband Available - vendors use Vodafone  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) - for Broadband/Mobile availability  
Great Yarmouth Borough Council - Tax Band D

## Freehold

It should be noted that the first floor family room and two bedrooms form a flying freehold over the neighbouring property's garage.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





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