



Birchwood House  
38a Yarmouth Road | Thorpe St. Andrew | Norfolk | NR7 0EQ

# RETREAT BY THE RIVER GREEN



“In a lovely location a stone’s throw from Thorpe River Green, walking distance from the city centre but with a village feel, this period home is perfectly positioned. You have four double bedrooms, a pretty and private courtyard garden and a garage, so there’s plenty on offer here, and it’s all been beautifully renovated over the past few years by the current owner. All the joys of life in a friendly, vibrant community plus easy access to the city!”



# KEY FEATURES

- An Attractive Period Property situated in the Sought After Suburb of Thorpe St. Andrew
- Four Bedrooms, One with a Mezzanine Level and Two Bath/ Shower Rooms
- Principal Bedroom with En-Suite and Dressing Area/Study
- Kitchen and Separate Utility Room with WC
- Sitting Room and Garden Room
- South Facing Enclosed Courtyard Garden
- Garage providing Off Road Parking
- The Accommodation extends to 1,665sq.ft
- Energy Rating: D

Thorpe River Green has long been a desirable place to live, combining proximity to the city centre and superb transport links with a green, leafy village feel. You have excellent cafes and pubs, lovely walks on the doorstep, plus the river for boating, fishing or wild swimming. Living here you can embrace it all, yet when you're in the property, you're nicely tucked away and secluded, so you get the best of both worlds.

## An Interesting History

Dating back to the 1820s, this attractive and desirable home was once a forge, and later part of a hotel. The current owner was drawn here by the area's excellent reputation and fell in love with the lifestyle. She set about renovating and improving the property, so it comes to the market with a new kitchen, bathrooms, windows, doors and works to the roof, so you too can enjoy all the benefits of life here without having to do the hard work! It would be the perfect home for a sociable couple, or a family with older children who would benefit from the independence offered by the superb location. It's also a great lock up and leave, with a low maintenance garden, and would be perfect as a weekend retreat or holiday home.





# KEY FEATURES

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## A Versatile Home

The house itself has been beautifully and stylishly finished. It has the charm of a period property with a bright, airy and comfortable feel. The kitchen is great for social occasions and the owner often has guests over for dinner, starting in here before moving into the garden room or courtyard to eat. The sitting room is lovely and cosy in winter and refreshingly cool in summer – and because the main rooms are set behind an entrance hall running the width of the house, you're tucked away from the road so there's nothing to disturb you. Unusually, all four of the first-floor bedrooms are doubles, so it's perfect if you regularly receive visits from guests or if you're buying a holiday home for extended family. One has a useful and quirky mezzanine too, which is currently used as a gym but would make a great hobby space or den for a teen.

## Unwind Or Explore

It's easy to imagine yourself sitting in the south-facing courtyard, basking in the sunshine and hidden away from neighbours and passers-by. Relax drink in hand or fire up the barbecue and invite friends over. The owner has created a beautiful setting here and it's enclosed, so perfect if you have a little dog, as she previously did. Head out for a walk in nearby Cary's Meadow, Thorpe Marshes or Whitlingham, or join the local wild swimming group for a dip in the river. You can enjoy a coffee or lunch at one of the cafes in walking distance, pick up some bits from the deli, or treat yourself to pizza, a carvery or a G&T at one of the nearby pubs and restaurants. You can walk or cycle to the train station or city centre or hop on one of the many buses that pass along the road.

















# INFORMATION

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## On The Doorstep

The property lies in the sought after suburb of Thorpe St. Andrew. It is close to the river, shops, supermarkets, restaurants, take-aways, a selection of schools covering all age groups and a selection of public houses. The centre of Norwich is only a ten-minute drive away, along with the train station and the A47 southern bypass and the A11 main arterial road leading out of the county. To the north side of Norwich you also have the airport with destinations to Europe and beyond.

## How Far Is It To?

Thorpe St. Andrew is within easy reach of the mainline train station, with links to London Liverpool Street and the international airport found to the north of Norwich with destinations to Europe and beyond.. The city offers all you would expect of the county capital, with a wide range of cultural and leisure facilities and a variety of good schools both in the public and private sectors. From the A11 Newmarket Road, Cambridge lies approximately 60 miles to the south west and Newmarket 47 miles. Wroxham is less than 6 miles away, where you can explore the Norfolk Broads.

## Directions

Leave Norwich on Barrack Street/A147 and at the roundabout take the 3rd exit onto Bishop Bridge Road/A147. Turn left onto Rosary Road and then left onto Thorpe Road/A1242. Follow the road along and the property will be found just after The Rivergarden public house on the right hand side, clearly signposted with a Fine & Country For Sale Board.

## Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage

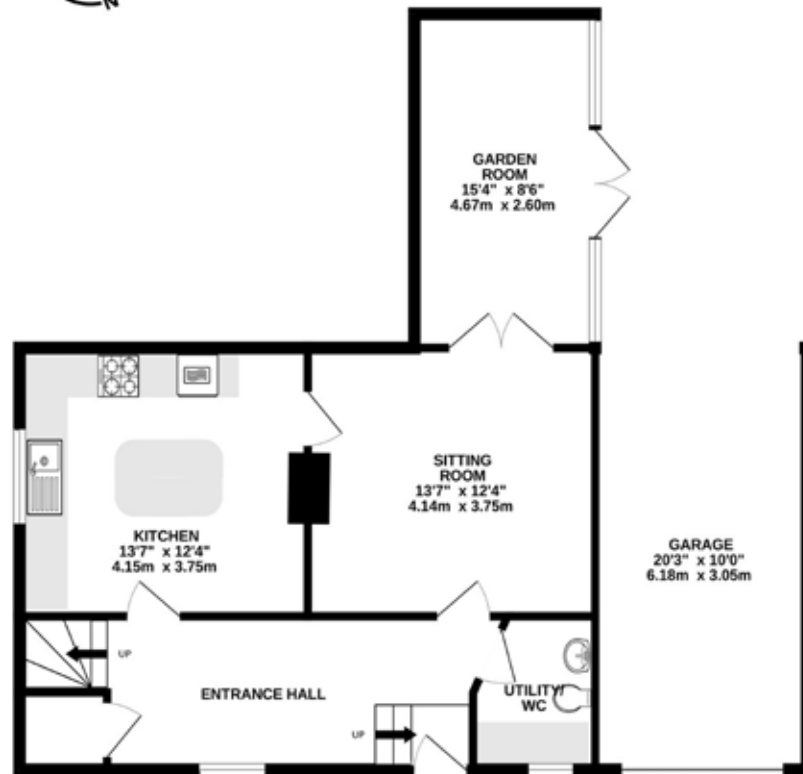
Fibre to Cabinet Broadband Available

Mobile Phone Reception - varies depending on network provider

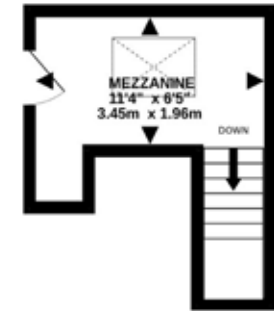
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) - for Broadband/Mobile availability

Broadland District Council - Council Tax Band D

Freehold



GROUND FLOOR  
844 sq.ft. (78.4 sq.m.) approx.



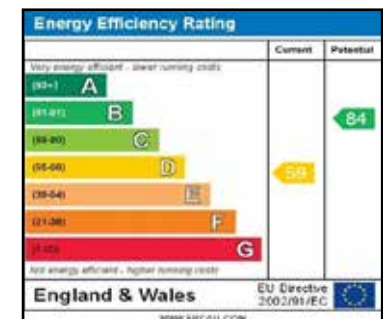
MEZZANINE  
195 sq.ft. (18.0 sq.m.) approx.



1ST FLOOR  
726 sq.ft. (66.5 sq.m.) approx.

**TOTAL FLOOR AREA : 1665 sq.ft. (154.7 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. [www.norfolkpropertyphotos.co.uk](http://www.norfolkpropertyphotos.co.uk)  
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# FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

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FOUNDATION

Fine & Country Foundation, charity no. 1160989

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