



White Cottage
Kirstead Green | Kirstead | Norfolk | NR15 1EB

COUNTRY CHARM



Tucked away in the picturesque village of Kirstead Green, this exceptionally restored character cottage is a rare blend of period charm and sophisticated living. Futureproofed with rewiring, plumbing, and central heating, plus a versatile layout, this enchanting residence offers a turn-key lifestyle in one of Norfolk's most desirable countryside settings, yet with commuter routes to hand.



KEY FEATURES

- A Stunning Character Cottage, beautifully Restored and Modernised in the Village of Kirstead Green
- Three Bedrooms; Two Bath/Shower Rooms
- The Principal Bedroom benefits from a Shower Room & Walk-in Wardrobe
- Kitchen/Breakfast Room with Separate Utility Room & Downstairs W/C
- Three Reception Rooms including a Study/Home Office
- An Impressive Garden Room/Studio provides Versatility
- Sizeable Garden with Seating Areas, Further Sheds and Workshop
- The Accommodation extends to 1,362sq.ft
- Energy Rating: F

The current owners were drawn to this location due to the perfect location combining country village life with commutability. The house has a real country vibe and is perfectly secluded, with gardens wrapped by trees rather than roof tops, with space all around it, yet it is not isolated and gives a wonderful balance being so conveniently placed for easy access to commuter routes

Step Inside

Entering via a sweet traditional porch, conveniently the utility is immediately on the right – great for muddy boots and decamping after country walks and leads straight to the kitchen, a welcome flow when popping the groceries away. The farmhouse style kitchen has space for a table to seat all the family for relaxed suppers and kitchen breakfast planning for the day ahead. Bifolds take you straight into the sitting room, ideal for guests to sprawl out after dinner for cosy conversation by the fire and makes for incredible entertaining space where guests can mingle, chat to the chef or chill out on the sofas. Both the sitting room and the entrance hall have doors to the dining room, which flows via an internal hallway to the study. A cleverly placed cloakroom sits between the study and dining room. These three reception rooms are very interchangeable and could be repurposed with a variety of configurations to suit the owner's changing needs.

A Home That Evolves With You

Every space in this property tells a story—and offers the flexibility to write your own. The current owners have enjoyed seamless, adaptable living here, with each room designed to accommodate changing demands. The warm, inviting sitting room is the heart of the home, featuring a log-burning stove set within a striking fireplace, giving a nod to the home's heritage. Bi-fold doors open into the farmhouse-style kitchen, creating a natural flow for entertaining and family life. Whether you need a music room, a library, or a playroom—the additional two reception rooms provide endless potential. With a rich history etched into this home and a refined design that caters to 21st-century needs, this is more than a home it's a lifestyle in itself.





KEY FEATURES

Explore Upstairs

The home features two independent staircases, enhancing privacy and layout flexibility. Stairs from the kitchen area lead to the luxurious principal suite which enjoys panoramic views across open fields—perfect for watching owls glide at dusk, deer and rabbits playing or soaking in breathtaking vistas from the comfort of your bed, a true sanctuary of calm. This suite has its own dressing room and ensuite shower room, offering complete privacy from the rest of the first floor. Two further bedrooms, reached by a second staircase next to the study, share an enormous family bathroom, styled in keeping with the home's historic charm and offering ample space for bathing a gaggle of children or taking a long soak. The two separate first floor areas offer such privacy when guests stay and also offer independence for teens or adult children still at home. The thick walls from this period building also offer noise protection, perfect when one bedroom is the music room!

Step Outside

Secluded yet connected the cottage is approached by a large, gravelled driveway with ample parking for family and friends and the current owners have also had campervans parked here when friends stay. The sun-soaked, south-facing garden is totally enclosed by fencing and hedging creating a safe area for pets and children to run free. It has been designed for both relaxation and creativity offering a really peaceful retreat from hectic modern life and the sun rests unencumbered as the property is slightly elevated. Here you can choose to relax on the warm sheltered patio or tucked away on a more intimate bistro area by the utility room or sneak away for a moment to the bench at the front – whether chasing the sun or seeking a quiet shady spot you can always find a place here. The fully insulated garden studio offers a tranquil space to read in your own library, work from home, host guests, have a cheeky G & T with the girls at the weekend or give teens their own den and a sense of independence; whatever the time of year this space is always warm and cosy. A bespoke workshop is yet another offering, complete with electrics, lighting and work bench, a dream for any artisan or enthusiast. Country walks can be taken directly from the front door or via the gate at the bottom of the garden and whether a 30-minute loop stroll through woods, an hour hike for a larger loop or of course a 40-minute walk to the pub there is plenty of peaceful countryside to explore.





















INFORMATION



On The Doorstep

Despite its serene setting, the home is perfectly placed just a minute from the main road and a mile and a half from all the clubs and societies in Brooke, as well as the local pubs. The village has pavement for walking children to school or letting them have their independence safely, making the days of the school run over. Private schooling is available at Langley School close by in Loddon. The bustling market town of Bungay is 6.5 miles to the south with amenities including independent and chain retail shopping and a traditional weekly market. The Old Hall Farm Shop is a popular attraction for animal lovers and foodies with its delicious café and the river network through Bungay offers paddle boarding, canoeing, and fishing opportunities.

How Far Is It To?

Kirstead has a regular bus service to Norwich – ideal for a night out at the theatre and being able to have a drink too. Norwich lies just 9.5 miles north of Kirstead and offers a wide range of leisure, historical and cultural facilities with its Norman Castle, now a museum, two cathedrals and Elm Hill, one of the oldest streets in the country plus a main line rail link to London Liverpool Street and an international airport. The thriving market town of Beccles is approximately thirteen miles southeast, situated on the River Waveney it offers scenic riverside walks as well as a plethora of shopping and eateries. Great Yarmouth and Lowestoft are easily accessible for beach lovers too.

Directions

Leave Norwich via Bracondale/A147 and at the roundabout take the third exit onto Martineau Lane/A1054. Then turn left onto the A146 and keep left to continue on Loddon Road/A146. Turn right onto Bungay Road/B1332, at the roundabout take the second exit onto The Street/B1332. Continue following this road and then turn left onto Seething Road and then left again into Kirstead Green and your destination will be on the left-hand side.

Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage

Fibre to Premises Broadband Available

Mobile Phone Reception - varies depending on network provider

Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability

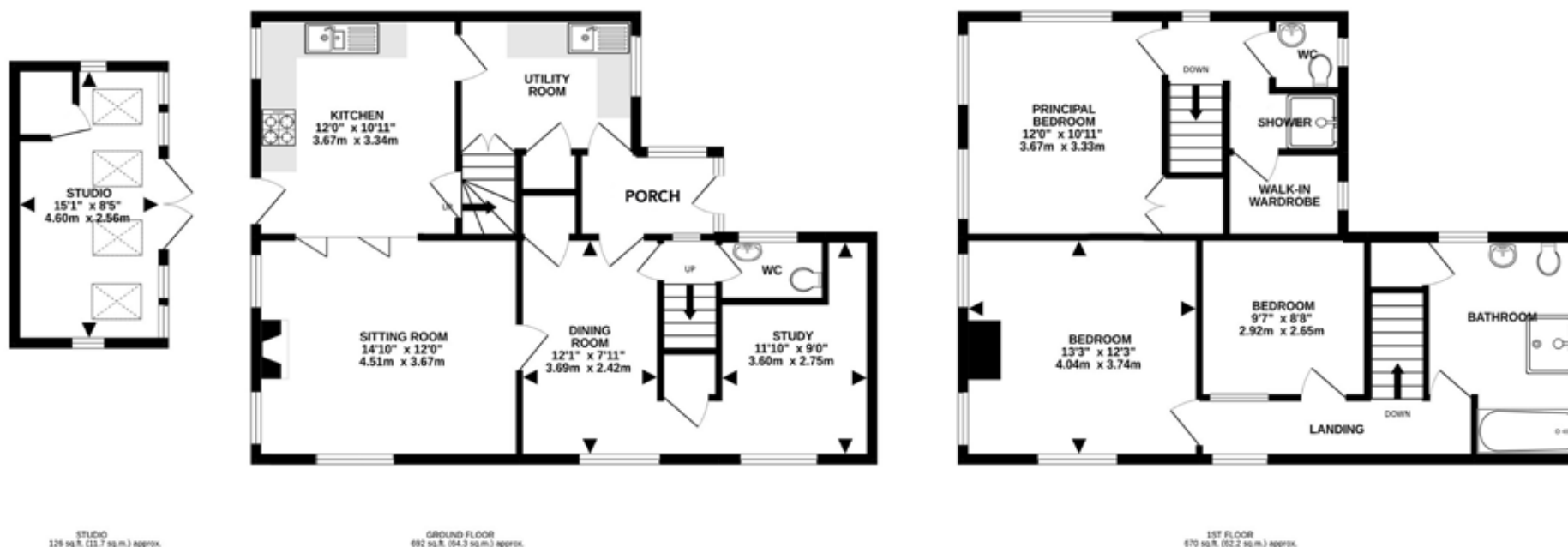
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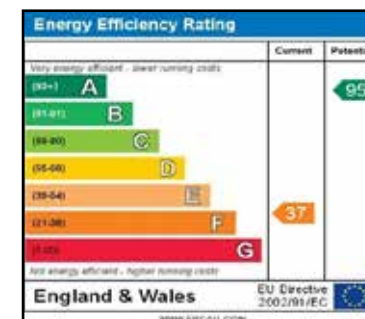
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FLOOR AREA - HOUSE : 1362 sq. ft. (126.6 sq. m.) approx.
TOTAL FLOOR AREA : 1488 sq.ft. (138.3 sq.m.) approx.

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



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