



63a Yarmouth Road
Thorpe St. Andrew | Norwich | Norfolk | NR7 0EW

FINE & COUNTRY

CHARACTER IN EVERY CORNER



“In a delightful location near Thorpe River Green, this character home is instantly recognisable. Close to the city but with a village feel, the position is enviable. Step inside and you’ll see this is a property that brims with personality, with wonderful character features found throughout the spacious accommodation. Beautiful church and river views enhance the appeal, while the magical secret garden is a real gem.”



KEY FEATURES

- A Fantastic Grade II Listed Property with Church Tower Views in the Sought After Suburb of Thorpe St Andrew
- Four Bedrooms and Two Bathrooms
- The Principal Bedroom benefits from an En-Suite with Roll Top Bath
- Kitchen/Breakfast Room with Cellar and Ground Floor WC
- Sitting Room with Brick and Flint Wall and Wood Burner
- Enclosed Garden with a Further Elevated Secret Garden found to the Rear
- Driveway with Parking
- Riverside Walks and Amenities on the Doorstep
- The Accommodation extends to 1,613sq.ft
- No EPC Required

If you love properties packed full of character, this will instantly appeal. Brick inglenooks, oak beams, exposed flint, sash windows, wooden floors – you get the picture! It's also been sensitively modernised and improved to offer flexible living for today's lifestyles without compromising on the authentic charm found throughout. This is a very desirable home offering a warm welcome.

A Pleasing Personality

The Grade II listed property dates back to the 17th century with later additions and was originally one very large residence with what is now the neighbouring home. It was sympathetically and carefully divided to create two generously proportioned dwellings and this one sits furthest from the road, in a lovely position overlooking the picturesque church. The owners fell instantly in love when they came to view. Over their time here, they have added some personal touches to enhance the character and allow the features to shine, whilst creating a stylish and welcoming place in which to raise their family. As they move on, it's time for another family to enjoy it all and put down roots in this perfect period piece.

Appealing In Every Season

Different aspects of the house come into their own in different seasons, or times of day. The owners love how cool the house can be in summer, whilst in winter with the lamps lit and fire going it's wonderfully warm and cosy and has a lovely 'glow'. The owners enjoy hosting family around the kitchen table, while Christmas here feels like something from a Dickens novel. There's flexibility too, with the main sitting room and dining kitchen on the ground floor, then a gorgeous en-suite bedroom on the first floor, along with another bedroom and family bathroom.





KEY FEATURES

The owners love their principal suite and one of them often takes an evening soak in the rolltop bath, the lights low and music playing – a real retreat where you wash the cares of the day away! You'll find another two bedrooms on the top floor, one through the other, which is ideal as a master and nursery, or for a teenager looking for a bedroom and a snug. It would also make a great home office or playroom – there are plenty of options here. The top floor windows offer the most lovely views over the church tower.

An Oasis Near The City

Outside there's a private area of garden to the east, perfect for morning coffee. It's completely enclosed here so very safe for little ones. The owners considered having a little orangery in this part of the garden, which would indeed be a lovely addition if desired. There's also a fabulous secret garden to the rear of the property. Make your way up the stairs and through the shed (reminiscent of Narnia!) and walk along the little pathway – suddenly it opens up before you. The views are everything you'd expect and there's a surprising amount of space here too. The owners had considered adding a studio or hobby room up here, subject to planning, and it's also a nice spot for an evening drink, relaxing and taking in the outlook. One of the advantages of this home is the location. While you're on the outskirts of Norwich, it has the feel of a traditional village, which is perhaps why it's so desirable here. You're spoilt for choice with pubs and places to eat a stone's throw from your front door, including a café next to the church, weekend cocktails opposite the river, the Rushcutters pub, The Oaklands and more. Buses run regularly into the city, which is also within easy cycling distance, and you have supermarkets, a Post Office, beauty salon, chippy and much more just a two-minute drive from home. The schools here are some of the most highly regarded too, so you really do have everything you need.





























INFORMATION



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.

How Far Is It To?

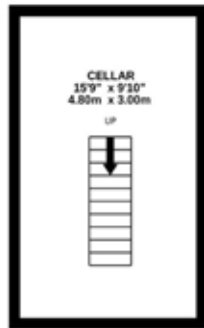
Thorpe St. Andrew is within easy reach of the mainline train station, with links to London Liverpool Street and the international airport found to the north of Norwich with destinations to Europe and beyond.. The city offers all you would expect of the county capital, with a wide range of cultural and 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

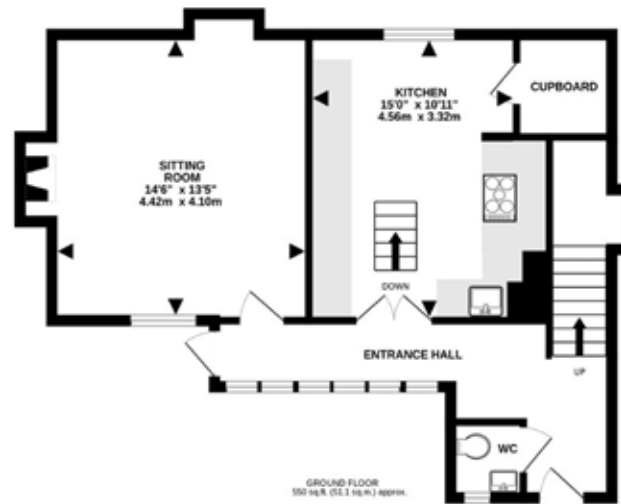
Leave Norwich on Barrack Street/A147 and at the roundabout take the 3rd exit onto Bishop Bridge Road/A147. Turn left onto Rosary Road and then left onto Thorpe Road/A1242. Turn left after passing Thorpe St Andrew Parish Church and the property will be found ahead of you, clearly signposted with a Fine & Country For Sale Board.

Services, District Council and Tenure

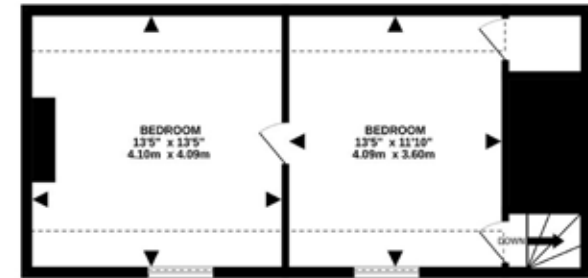
Gas Central Heating, Mains Water, Mains Drainage
Broadband Available - PLEASE ADVISE PROVIDER AND SOURCE OF BROADBAND IE FIBRE TO CABINET OR PREMISES ETC
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
Broadland District Council - Council Tax Band D
Freehold



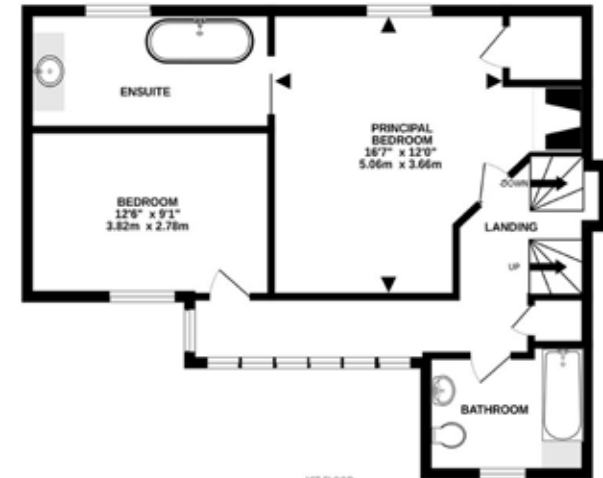
CELLAR
257 sq.ft. (24.0 sq.m.) approx.



GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.



2ND FLOOR
363 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR
542 sq.ft. (50.4 sq.m.) approx.

TOTAL FLOOR AREA : 1613 sq.ft. (149.9 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
Made with Metropix ©2025

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.



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation



follow Fine & Country Norwich on



Fine & Country Norwich
12-14 Queen Street, Norwich, Norfolk, NR2 4SQ
01603 221888 | norwich@fineandcountry.com

