



THE STORY OF

# The Croft House

*Costessey, Norfolk*

SOWERBYS



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# The Croft House

The Croft, Costessey, Norwich  
NR8 5DT

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Breathtaking Detached Family Home

Masterfully Renovated Throughout

Four/Five Bedrooms

Highly Versatile Accommodation

Ground Floor Bedroom Options

Impeccably Presented Interiors

Enchanting Plot of 0.7 Acres (STS)

Detached Garage

Highly Sought After and Rarely  
Available Location

Popular Town with Thriving Community

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Standing proud on an enviable plot under the backdrop of mature woodlands, The Croft House sits unassuming within its timeless surroundings, yet reveals a world of spectacular interiors and stunning workmanship through the recent schedule of renovation. A keen eye for detail and practicality can be found throughout as one explores the circa 2,750 sq.ft. of pristine accommodation with the cutting edge aesthetics managing to maintain a warm undertone of a genuinely embracing and functional home.

Beyond the timber gates, a long driveway reveals the large parking area and detached garage, with a paved footpath leading to the ornate front door. The welcoming reception hall immediately sets the tone for what is a truly special property. Amongst the many elegant receptions, the kitchen dining room is of particular note, showcasing a wealth of fine bespoke cabinetry and ample space for a dining table for informal open plan dining – ideal for busy family life or hosting those near and dear. The garden room and large conservatory to this wing of the home make for excellent summer receptions whilst two further sitting rooms on the ground floor bring a wonderfully cosy ambience in which to light the fire and settle into a good movie as a family.

Elsewhere on the ground floor, a brilliantly versatile selection of additional receptions/ bedrooms mean that studies and snugs are in plentiful supply whilst the option is there for up to four bedrooms including one served by a shower room en-suite.

Rising to the first floor, two large double en-suites can be found, including the opulent principal suite boasting a wealth of built in storage and of course a luxurious bathroom en-suite.

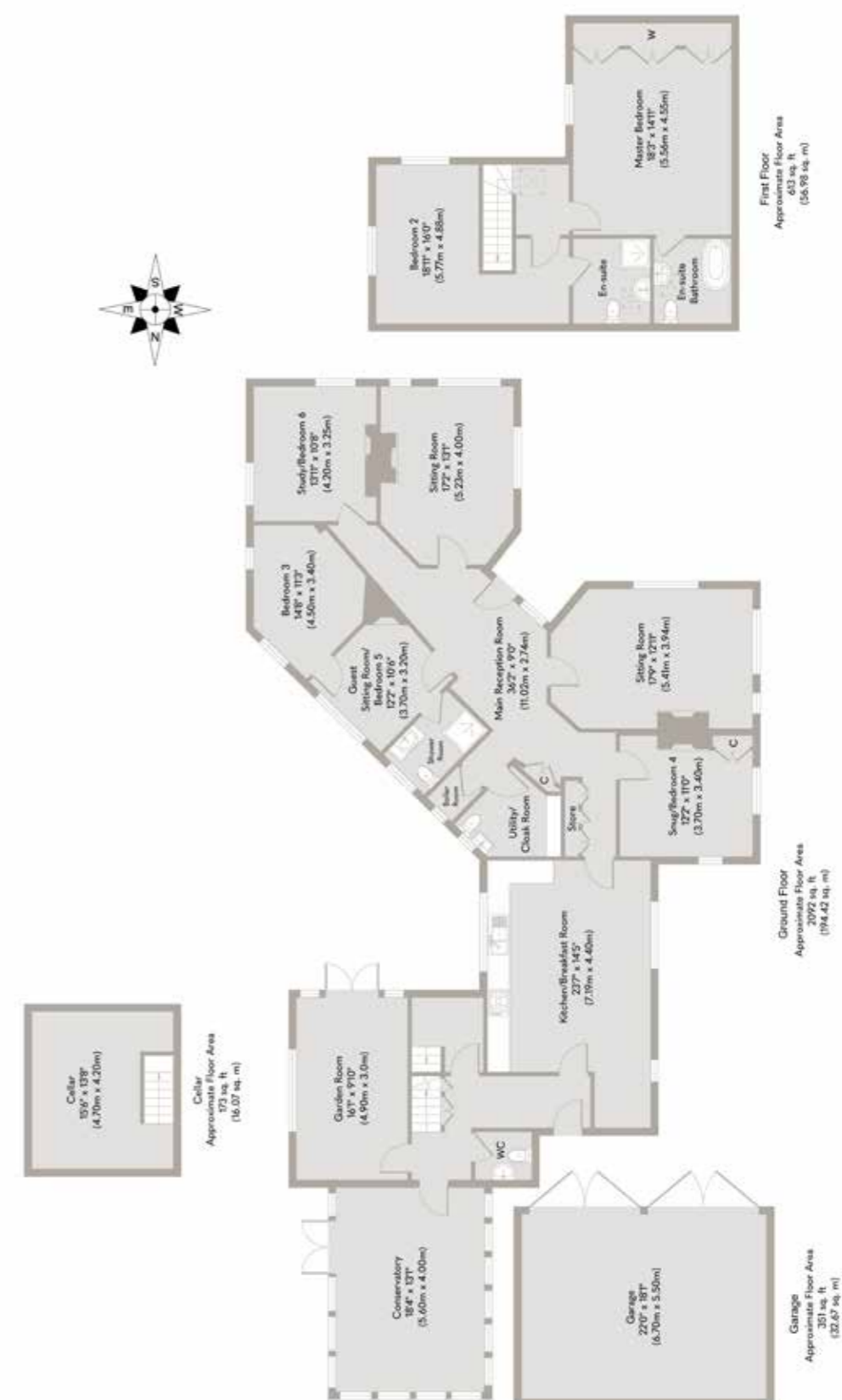






Amongst the most noteworthy features of this remarkable home is the magical plot in which it sits – almost 0.75 acres of mature and pristine grounds envelope the home and are packed with a wealth of features to please all members of the family. Multiple sun terraces are ideally positioned to make the very best of the all day sunshine, the large driveway is complemented by the detached garage with EV charger, the well-tended kitchen garden is a wonderful spot to while away the hours and the sprawling lawns provide space enough for younger family members to stretch their legs.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# Costessey

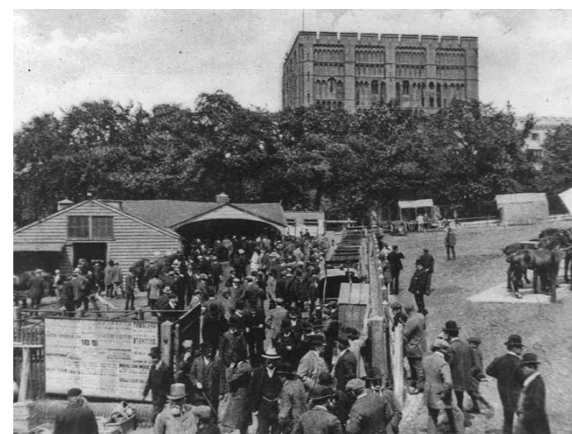
A SELF-CONTAINED LIFESTYLE JUST OUTSIDE THE CITY

A desirable Norwich suburb, Costessey offers a wealth of amenities and self-contained lifestyle just outside the city. You will find a Co-op, a chemist's and a local veterinary surgery, along with the nearby St Edmunds Primary School offering fantastic education opportunities.

When you want to explore the outdoors, there is an abundance of it at your doorstep. There are plenty of great walking, cycling and riding routes nearby which you can enjoy for days and weeks all year round. Near to Costessey, and great to explore, is the southerly part of Marriott's Way, a 26 mile footpath along disused railway. Starting much further north in Aylsham, it heads west, passing Reepham, Lenwade and Attlebridge, before finishing in the city. Along this route is a wealth of local history, wildlife, and public art to spot and enjoy.

Head into the ancient city of Norwich and discover a place which has been home to writers, radicals and fiercely independent spirits for over a thousand years. Today that legacy continues with an enclave of culture and creativity. It's perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies.

Named as one of the best places to live in 2021, Norwich lies approximately 20 miles from the coast at the confluence of the River Yare and the River Wensum, the latter still bending its way through the heart of the city. In the 11th Century, Norwich was the second largest city in the country, and today is still the UK's most complete medieval city. When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK destinations, as well as direct to Amsterdam.



## Note from Sowerbys



“Amongst the many elegant receptions, the kitchen dining room is of particular note... ideal for busy family life or hosting those near and dear.”



## SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

## COUNCIL TAX

Band G.

## ENERGY EFFICIENCY RATING

To be confirmed.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

## TENURE

Freehold.

## LOCATION

What3words: ///delay.orbit.basic

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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