



## Windy Ridge, 37-39 Church Lane, Bradwell

£475,000 Freehold

Steeped in history and brimming with character, this distinguished detached cottage offers a lifestyle of privacy, elegance, and quiet luxury in the heart of Bradwell. Formerly two 1800s farm cottages, now seamlessly combined and thoughtfully enhanced, the home blends rich period features, exposed beams, traditional tiled floors, and rustic brickwork, with tasteful modern upgrades. Set on a secluded plot and offered chain-free, the property welcomes you with a picturesque façade, a brand-new front door, and a sweeping shingle driveway with ample parking. Inside, generous living spaces unfold with charm and versatility: a light-filled sitting room with French doors and fireplace, a formal dining room perfect for intimate gatherings, and a flexible study for those working from home. The show-stopping vaulted kitchen/family room is the true heart of the home, complete with bespoke cabinetry, wood worktops, a Smeg Range, and bi-fold doors that open to the lush, well-established garden. With three en-suite double bedrooms, a ground floor shower room, and beautifully landscaped outdoor spaces, this is an exceptional opportunity to own a home that celebrates both heritage and contemporary living.

Council Tax band: C



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## Location

Church Lane is a quiet, primarily residential road nestled in the heart of Bradwell, a well-regarded village just southwest of Great Yarmouth in Norfolk. Within easy walking distance from Church Lane, residents have access to several local shops and services, including a small convenience store for everyday essentials, takeaway food outlets, and a local post office. A larger selection of supermarkets and retail stores can be found just a short drive away in Gorleston and Great Yarmouth town centre.

Education is well-catered for, with several reputable schools in the area. Homefield VC Church of England Primary School is particularly close, making it convenient for young families. Lynn Grove Academy, a popular secondary school, is also nearby, while East Norfolk Sixth Form College in Gorleston provides strong post-16 education options.

Transport links are strong for a village setting. Regular bus services run through Bradwell, connecting residents to Great Yarmouth, Gorleston, and further afield, with stops within walking distance of Church Lane. For those commuting further, Great Yarmouth railway station is approximately 3 miles away, offering direct rail services to Norwich and connections to London via the mainline network. Road access is also straightforward, with the A143 and A47 close by, linking Bradwell to the wider Norfolk and Suffolk region.

## Church Lane

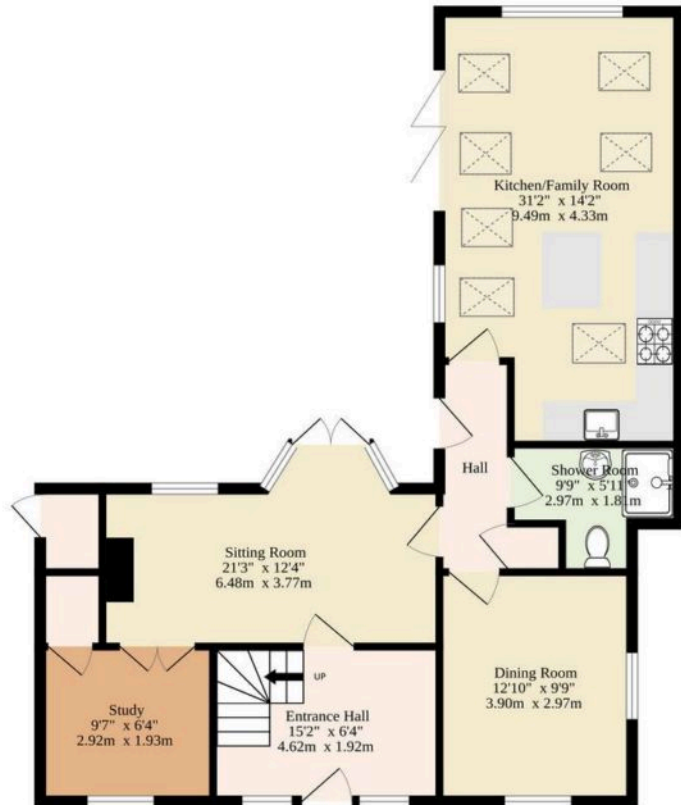
From the moment you approach, the property exudes charm. The picturesque façade is framed by a sweeping shingle driveway, offering generous off-road parking for multiple vehicles and setting the tone for what lies within. A brand-new front door opens



Freehold

Brand new front door, cladding done in 2025 and a new bathroom suite

**Ground Floor**  
1094 sq.ft. (101.6 sq.m.) approx.



**1st Floor**  
565 sq.ft. (52.5 sq.m.) approx.



**TOTAL FLOOR AREA : 1659 sq.ft. (154.1 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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