



Pound Cottage Townhouse Road, Costessey  
£875,000



# Pound Cottage Townhouse Road

Costessey, Norwich

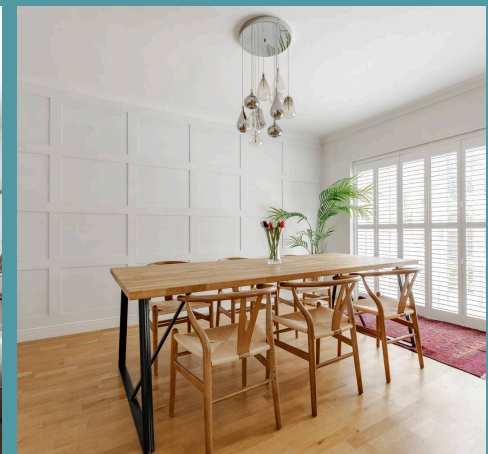
Pound Cottage offers more than a home—it delivers a lifestyle of elevated rural living whilst just on the edge of Norwich, where refined interiors meet 1.3-acre grounds and private woodland. Start your day immersed in nature, where birdsong fills the air and expansive views greet you at every turn, while evenings unfold beneath lighting in a converted barn (Hill Top Hideaway) built for celebration, creation or calm. Here, everyday luxury is woven into every detail—from the spa-like bathrooms to the outdoor kitchen, bar and BBQ area, from Pound Cottages feature-filled interiors to Hill Top Hideaway's colonial décor offering a completely separate and unique space to work, relax or entertain. Whether you're working remotely, entertaining effortlessly or simply craving space to grow, unwind and connect, this property delivers with style and soul. For those seeking a life that's both grounded and exceptional, this is your moment.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D







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### What's around you...

Set within Old Costessey’s Townhouse Road, Pound Cottage (and Hill Top Hideaway) enjoy a prized position among a collection of architecturally unique listed homes, each reflecting the historic character of the neighbourhood. This address offers the rare balance of countryside access and feel with city convenience. Norwich is just a short drive or bike ride away as are swift connections to the A47 (2.9 miles) and NDR. A direct bus service offers access to Norwich city centre and train station for destinations further afield.

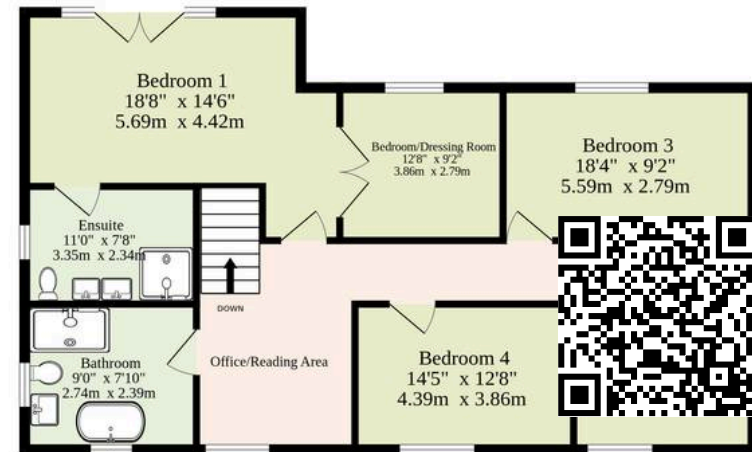




Barn  
1696 sq.ft. (157.6 sq.m.) approx.

Ground Floor  
1176 sq.ft. (109.3 sq.m.) approx.

1st Floor  
1175 sq.ft. (109.2 sq.m.) approx.



**TOTAL FLOOR AREA : 4047 sq.ft. (376.0 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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