



Honeysuckle Cottage

Low Road, Keswick, Norwich, Norfolk, NR4 6TZ

BROWN & CO



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A wonderfully charming four-bedroom cottage in superb gardens and grounds amounting to 0.48 acres (stms). A pretty 16th century Grade II Listed detached cottage situated in a prime village location close to Norwich in delightful cottage style gardens and an adjoining woodland plot.

£650,000



DESCRIPTION

Honeysuckle Cottage comprises a wonderfully charming four-bedroom cottage dating to the 16th century with later additions, situated in the popular village of Keswick, within striking distance of the City and A11 trunk road. The house is constructed of traditional brick elevations under a mix of thatch and pantile roofs and is Listed Grade II as a property of architectural and historic interest. The property was re-thatched in 2020. The whole is a super opportunity for buyers keen to establish themselves in a special village with a property offered in exceptional order, enjoying both front and rear gardens with extensive parking and garaging whilst being in a particularly private spot.

The house is approached at the front into a porch entrance which provides access to the music room/bedroom four and the main staircase hall. The accommodation is well arranged on the ground floor and comprises a delightful kitchen breakfast room, utility room, shower room, dining room and sitting room that both enjoy wonderful inglenook fireplaces, typical of the period.

Off the dining room lies the focal point of the property being the modern garden room with glass and exposed oak beams

which perfectly blend in with the character of the original house. The views here across the gardens and terrace are delightful.

On the first floor there are two double bedrooms, a single bedroom and a family bathroom off the main landing. All bedrooms enjoy good views over the associated grounds.

The gardens and grounds are a major feature of this property. There are most attractive good sized enclosed cottage style gardens to the front and rear together with an attractive terrace off the garden room and established kitchen garden at the front. The gardens at the rear are particularly attractive and have been lovingly tended with established beds bordered by sleepers with various seating areas across this space.

There is parking for several vehicles via the main shingled drive, and there is also parking within the timber clad double garage.

Local authority – South Norfolk District Council.

Acreage – 0.48 acres (stms).

Services – Mains water, mains drainage, mains gas central heating, mains electricity.

LOCATION

Regarded by many as one of Norfolk's premier villages Keswick is very well situated on the outskirts of the city about three miles to the south west adjacent to the A11 London Road. This favoured and unspoilt village is ideally placed for easy access to the centre of the city and the southern bypass. The new Norfolk and Norwich University Hospital, the BUPA Hospital, the Science Park and the University of East Anglia are all close by. There are a number of excellent local facilities and amenities in the immediate area including a Waitrose superstore, general store, post office, doctor's surgery and well-regarded junior school in the adjacent village of Cringleford together with Tesco's superstore on the A140 Ipswich Road. The area is also very well served by a number of private and state Schools. The fine City of Norwich is regarded for its range of shopping and cultural facilities. Norwich has an excellent main, line railway station with half hourly service to London Liverpool Street, commuter trains to Cambridge and an expanding airport. The A11 trunk road provides access to London and the south and the A47 offers access to the Midlands.



DIRECTIONS

Leave Norwich City Centre on the A11 Newmarket Road passing over the inner ring road at St Stephens and the outer ring road at Mile End Road. Fork left just before the dual carriageway following the signs for Eaton and Cringleford. Proceed over the traffic lights into Eaton Street and over the hump back bridge (River Yare) into Newmarket Road. Turn left into Intwood Road and at the crossroads turn left into Keswick Road. Continue out of the village over the railway crossing into Low Road and Honeysuckle Cottage can be found on the left-hand side just past the village hall.

AGENT'S NOTES:

- (1) buyers should be aware that the property is on three separate Land Registry titles.
- (2) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (3) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office.

Tel: 01603 629871





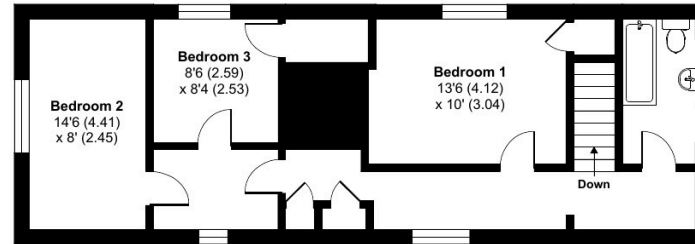
Low Road, Keswick, Norwich, NR4

Approximate Area = 2123 sq ft / 197.2 sq m

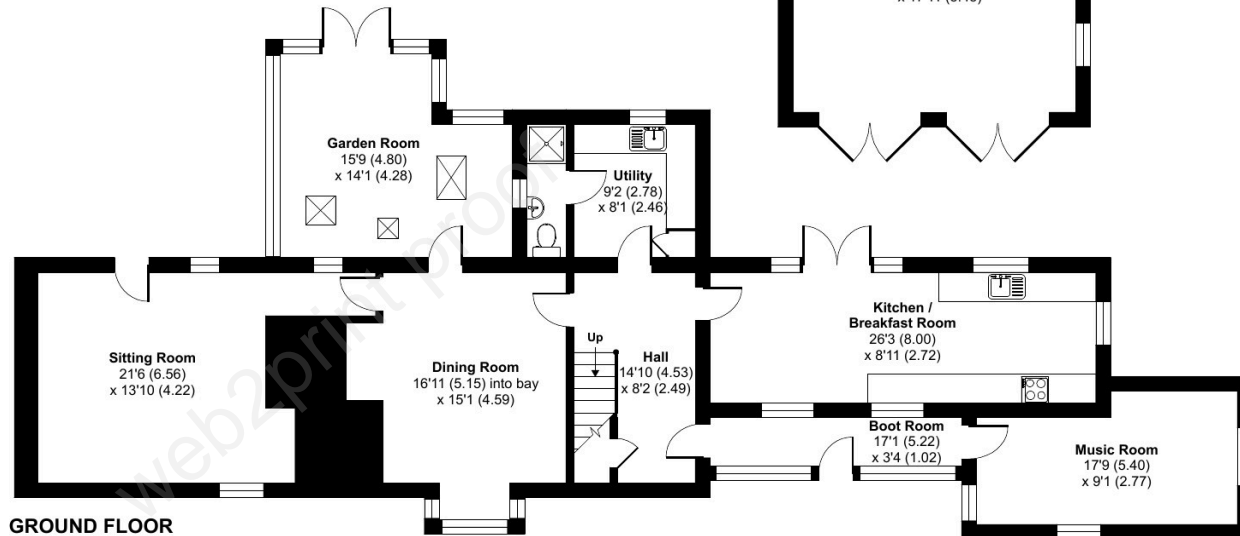
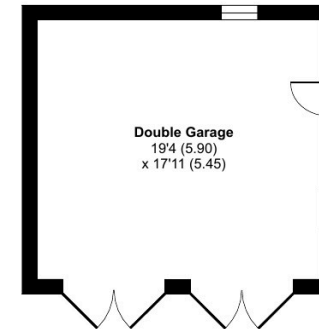
Garage = 344 sq ft / 32 sq m

Total = 2467 sq ft / 229.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Brown & Co. REF: 1242173

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