



Flint Cottage

Church Street, Bawburgh, Norfolk, NR9 3LP

BROWN & CO



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A beautiful 17th century cottage with distinctive characterful features and charming gardens and grounds approaching 4.1 acres (STMS).

£995,000



DESCRIPTION

Flint Cottage dates to the 17th century with later additions and is Listed Grade II as a property of architectural and historic interest. The house and grounds are wonderfully positioned in the sought after village of Bawburgh with its lovely village pub, the attractive Village Green and historic Church. The property itself is of solid brick and flint construction, colour washed, under a pantile roof with varying elevations. Constructed as a traditional farmhouse, with 2 later cottages attached, the property was at some stage believed to have been split into 5 cottages but through the years fell into a state of disrepair. From 1974 the property was acquired, and restorations took place in two stages to transform the whole into one. The property was then sold away in 2010.

Today, Flint Cottage stands as a remarkable family home which has enjoyed further additions and alterations whilst being lovingly restored by the current vendors who have been wonderful custodians during their 15 years of occupation. The accommodation is well arranged across two floors accessed at the side into the reception hall which leads off to the sitting room and to the east lies an attractive principal reception room. The dual aspect sitting room is a delightful space with its inglenook fireplace with log burner

and there are lovely views here over the associated gardens. The garden room is positioned off this room and via bi-folding doors across two aspects provides access into the gardens. The beamed kitchen breakfast room occupies the northeast wing of the house and benefits from extensive wall and base units together with an Aga; off the kitchen lies a dining room and in addition, there is a cloakroom, utility room and useful storage throughout.

On the first floor there are four double bedrooms, and two superb bathrooms positioned off a spacious landing area. Stairs lead up from the landing into the attic where there are two further bedrooms with attractive exposed beams.

Flint Cottage is approached from the east via a driveway on the west side of the house with an established wisteria. Across Church Street, immediately opposite the house, is a brick built double garage with twin up and over doors and parking for two further cars at the front which acts as a vital component of the whole.

A pathway leads between the carport and the house to the rear gardens which are predominantly lawned with a variety of mature shrubs, plants and trees and includes a part-caged kitchen garden, greenhouse and shed. Adjoining the carport is a covered wood store and outhouse. At the far north side

of the garden a pedestrian bridge leads over the dyke to the grazing meadow. There is a vehicular right of way over Bawburgh Mill driveway and bridge to the village green.

The gardens and grounds in all extend to 4.1 acres (STMS) including a four bay stable block and approximately 150 yards of river frontage.

Services: Mains Water, Electricity and Drainage. Oil fired heating and 2 wood burners.

Local Authority: South Norfolk District Council.

Council Tax Band F

LOCATION

Bawburgh is located within easy reach of the Cathedral City of Norwich with its excellent shopping and transport facilities, with schools and rail connection to London Liverpool Street and Norwich International Airport.

Importantly, the property is within easy reach of the Norwich southern bypass, linking Bawburgh with other areas of the county and the A11 trunk road to Thetford and beyond.

The village itself has a wonderful pub called the King's Head, a village hall and a fine community centred around the river.



This is an excellent opportunity to live tucked away in a special village within easy reach of communication routes.

DIRECTIONS

Proceed out of Norwich on the Earlham Road and continue past the University of East Anglia and over the Norwich southern bypass onto the B1108 Watton Road. Turn immediately right following a sign for Bawburgh and continue down the hill and into the village. As you approach the village before the bridge turn right into Church Street. The property is located on the right hand side.

AGENT'S NOTES:

- (1) A vehicular Right of Way over Bawburgh Mill driveway and bridge is in place in favour of Flint Cottages to gain vehicular access to the meadow.
- (2) A pedestrian Right of Way exists over the driveway to the neighbouring property on the east side, to gain access to a pedestrian gate leading into the rear garden of Flint Cottages.
- (3) 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.
- (4) 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

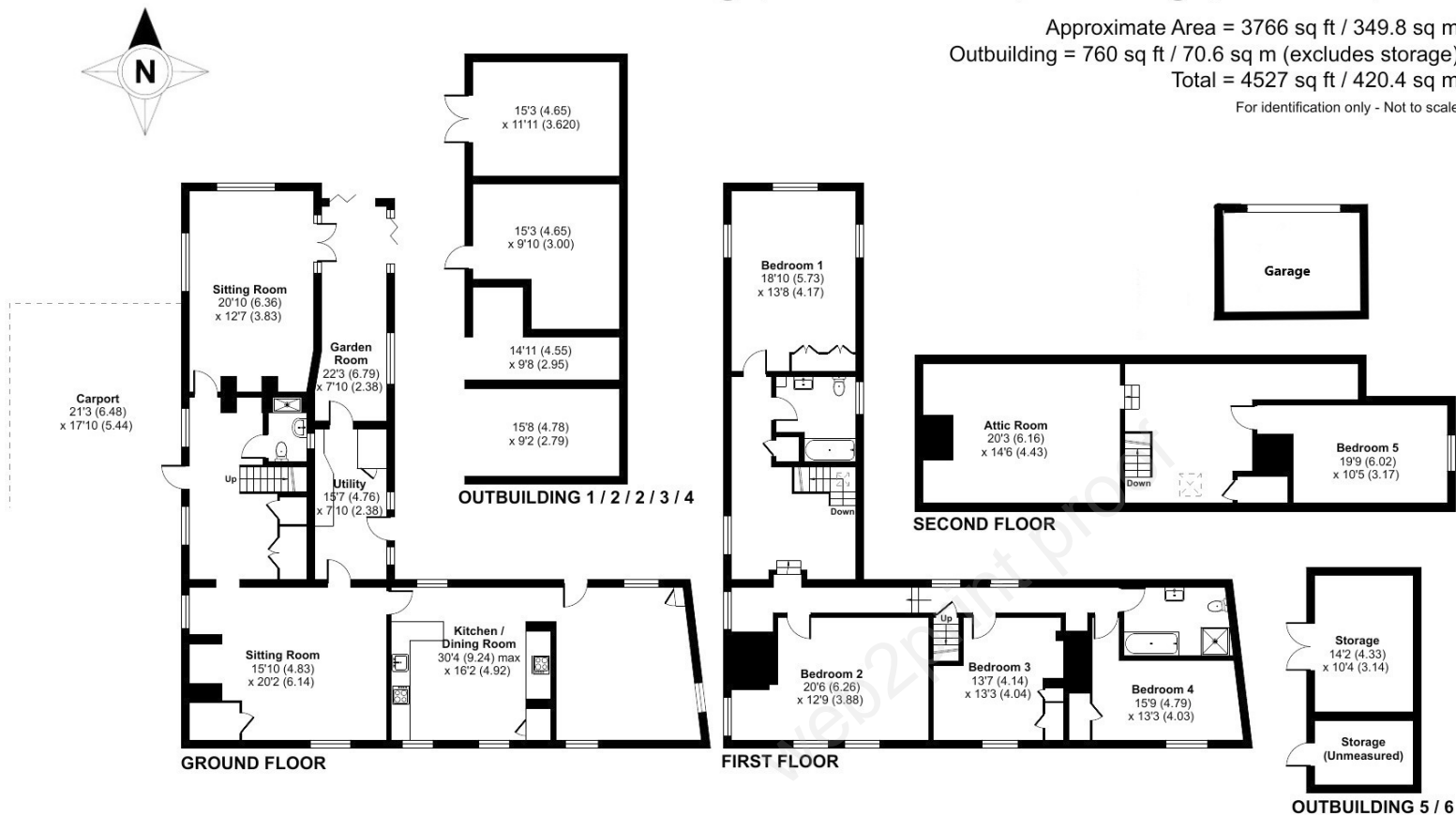


PLAN SHOWN FOR IDENTIFICATION PURPOSES ONLY



Flint Cottage, Church Street, Bawburgh, Norwich, NR9

Approximate Area = 3766 sq ft / 349.8 sq m
Outbuilding = 760 sq ft / 70.6 sq m (excludes storage)
Total = 4527 sq ft / 420.4 sq m
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Brown & Co. REF: 1250320

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