



24 Marshgate

North Walsham, Norfolk, NR28 9EF

BROWN & CO



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Charming period property retaining a great deal of character and located on the edge of North Walsham with views over open farmland and delightful grounds. Accommodation on two floors with seven bedrooms and three main reception rooms, along with two holiday cottages.

A barn with the benefit of planning consent, with holiday lettings together with a cottage are also available by separate negotiation.

Within easy reach of the North Norfolk coastline and the Norfolk Broads.

£795,000



DESCRIPTION

This delightful period property in Marshgate is constructed of brick with a pitched main roof and includes two holiday lettings known as The Coach House and Stable Cottage, from which the vendors derive an income. Both these units could easily be incorporated into the main house if required, but in particular Stable Cottage.

The main property offers well arranged accommodation on two floors and has a lovely feel, with a wide entrance hall providing access to the drawing room, dining room and through to the sitting room, with rear hall leading through to the kitchen, larder, downstairs bedroom and laundry area.

On the first floor there are seven bedrooms arranged around the front and back landing, one of the bedrooms being approached via the back staircase with restricted height.

Both holiday lettings provide two bedrooms and have been created by the vendors over the years.

The Coach House, which is approached via a shared drive leading to the main house, is a delightful property with open plan sitting/dining/kitchen area, with a galleried landing over leading to one of the bedrooms. Otherwise, there is an inner lobby with bathroom and shower room and leading through to the second bedroom, with access to a delightful cottage garden. Stable Cottage, which is approached via a path from the main drive or from the main

house, which is why it could easily be incorporated into the property, offers kitchen/dining area, sitting room, two bedrooms and shower room.

Much of the charm of the property rests with the unspoilt gardens which have been well landscaped but kept very informal by the vendors. The house is approached via a drive at the side, part of which is shared and leads past the Coach House to the main drive at the front of the house with views of the front garden, where there are a number of specimen trees and lawned areas with views out across open farmland.

The rear garden has been laid out as a kitchen garden for many years and is very productive, with a separate access (with statutory declaration confirming this) onto the road.

The whole will be of great interest to buyers looking to acquire a fine country property with two income producing holiday lettings.

LOCATION

The property is located on the eastern edge of the popular market town of North Walsham, with easy access to the centre of this settlement, with a variety of shops including supermarkets and direct rail service to Norwich with connecting trains to London Liverpool Street and Cambridge. North Walsham has all that one would expect of a market town with doctors, dentists, primary and secondary schools and easy access to the Norfolk Broadland

Network and the north-east Norfolk and Norfolk coastline. The city of Norwich is easily accessible. This is an excellent opportunity to live on the edge of a pleasant market town within easy reach of many of the popular areas that Norfolk is known for.

DIRECTIONS

Leave Norwich on the B1150 and follow this road all the way to North Walsham. Upon reaching the town, continue under the railway bridge and proceed over the traffic lights towards the town centre. At the mini roundabout, take the first exit into Kings Arms Street and follow the one-way system round to the left into Park Lane. Follow Park Lane along and round to the right into Aylsham Road and proceed over the traffic lights into Mundesley Road. Continue along Mundesley Road for around half a mile and Crow Road will be found on the right-hand side. Take the turning and continue until the end of the road and head over into Bacton Road and continue for approximately quarter of a mile, before turning right into Bluebell Road. Head past the turning for Ashfield Road and make the next turn into Marshgate on your left. The property is located immediately on the right-hand side.

Alternatively, head away from Wroxham on the Stalham Road. Continue on until you reach Beeston St Lawrence and at the turning for Church Road (Smallburgh) turn left. Continue until the end of the road and then turn left into Yarmouth Road heading for North Walsham. Continue for approximately 2.4 miles and on



approaching North Walsham turn right into Yarmouth Road and immediately turn left and follow the road with the bypass on your left. Take the next left turn into Orpley Lane and at the end of Orpley Lane turn left into Meeting Hill Road and follow until you reach the end. Take the next left turn into Happisburgh Road and then the next right turn into Manor Road. Follow Manor Road for approximately half a mile and then turn right into Anchor Road, and then take a left turn into Marshgate where you will need to follow until almost the end of the road and the property will be located on the left hand side.

AGENT'S NOTES:

- (1) The barn known as Jubilee Barn, with planning consent for conversion for residential purposes, together with holiday letting courtyard and woodyard adjoining is located at the back of the property and is approached via a large gate leading round to the rear. This area is available by separate negotiation and the vendors would be happy to sell to the buyer of Marshgate.
- (2) Equally, a cottage adjoining Jubilee Barn and at the entrance to the drive leading to Marshgate is also available, subject to separate negotiation.
- (3) Interested parties should talk to the agents about opportunities for these two extra portions.
- (4) 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.
- (5) 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Marshgate, North Walsham, NR28

Approximate Area = 3295 sq ft / 306.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Brown & Co. REF: 1294944

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