



Sadlers Cottage
Norwich Road, Ludham, NR29 5QA

BROWN & CO



Sadlers Cottage, Norwich Road, Ludham, NR29 5QA

A three bedroom cottage situated in a desirable Broadland village.

£300,000



DESCRIPTION

We are pleased to present to the market, Sadlers Cottage, a picturesque grade II listed two bedroom thatched cottage. Offering an abundance of character & charm throughout, beautifully situated in the heart of the historic Norfolk Broads village of Ludham.

The property dates back to the 17th century, being the former saddle and harness shop later becoming an ironmongers. The ground floor consists of entrance hall, good sized sitting room, kitchen with aga. To the first floor are two large bedrooms off landing looking onto the church green, with large storage cupboard and family bathroom. Original beams offer a wealth of charm throughout.

Outside the property benefits from a separate one bedroom annexe with small kitchen and WC, this is positioned in a delightful courtyard garden surrounded by mature greenery.

Services consist of oil fired central heating, mains water, mains drainage, mains electricity.

Buyers should be aware that the property has a flying freehold over the neighbouring property as indicated on the front photo.

LOCATION

Ludham is a village located within the ever popular Norfolk broads, benefitting from local pub, village shop, church and small surgery. Located just a short drive from the nearest town of Wroxham with access links like the train to Norwich or the North Norfolk coastline. Ludham is surrounded by a host of picturesque Broadland villages such as Horning, Potter Heigham & Hoveton all offering good transport links to get to the coast or Norwich City.

DIRECTIONS

Leave Wroxham on the Stalham road and first mini roundabout take the second exit immediately at the next mini roundabout take the second exit turning

right onto the Horning Road proceed along this road for just under 6 miles, passing through Horning. When you get into Ludham the property can be found on the left hand side opposite St Catherine's Church.

AGENT'S NOTES:

(1) 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.
(2) 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

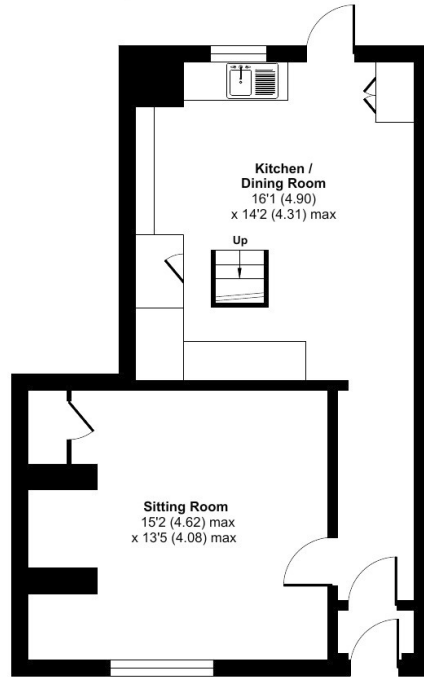
Norwich Road, Ludham, Great Yarmouth, NR29

Approximate Area = 1175 sq ft / 109.2 sq m

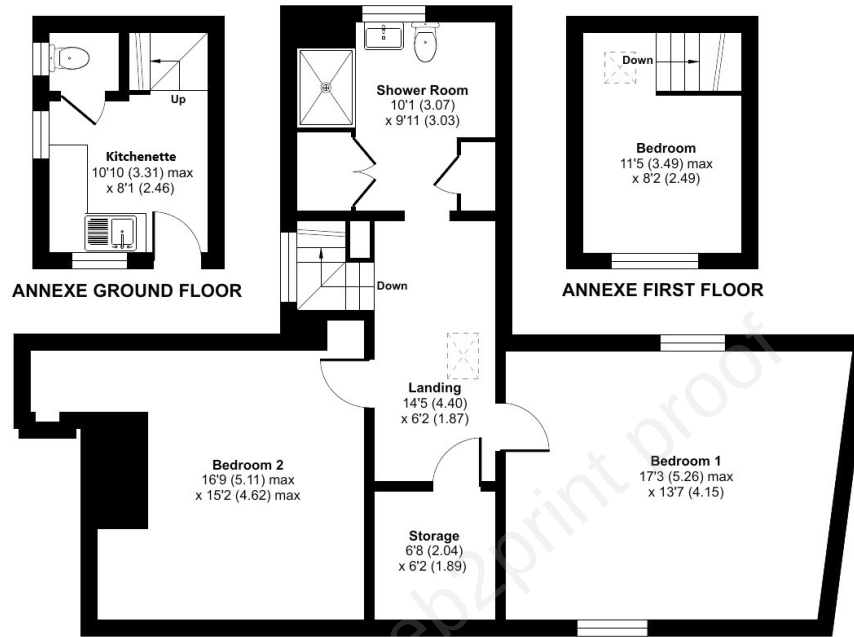
Annexe = 180 sq ft / 16.7 sq m

Total = 1355 sq ft / 125.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2025. Produced for Brown & Co. REF: 1326106

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