

THE STORY OF

Red Lion House

Costessey, Norfolk

SOWERBYS

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Red Lion House

64 West End, Costessey, Norwich, Norfolk
NR8 5AJ

Grade II Listed 17th-Century Cottage

Two Acres of Grounds (STMS)

Approximately 75 Yard (STMS) River Frontage

Four Generous Double Bedrooms

Characterful Kitchen with Rayburn

Beautiful Mature Gardens and Meadows

Versatile Powered Outbuildings and Cart Shed

Ample Parking and Garage

Idyllic Old Costessey Village Setting

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Occupying an idyllic position in Old Costessey within approximately two acres (STMS) of established grounds, with around 75 yards of private river frontage, this captivating Grade II listed cottage presents a rare opportunity to enjoy an idyllic riverside lifestyle on the edge of Norwich.

Believed to date back to the 17th century and thoughtfully converted from a former public house during the 1940s, the home is rich in period character. Exposed beams, original pamment tiles, fireplaces and timber floorboards combine with sympathetic updates to create a house that feels both timeless and welcoming.

At its heart is an impressive open-plan kitchen and dining room, centred around a traditional Rayburn with a butler sink, generous storage and ample space for family life and entertaining. The adjoining garden room enjoys uninterrupted views across the grounds, while the sitting room offers a cosy retreat with a wood-burning stove. A separate study provides flexibility for home working. Four generous double bedrooms occupy the first floor, including a principal suite with an en-suite shower room, alongside two further family bathrooms.

Outside, the gardens extend to vegetable plots, fruit trees and areas of natural meadow, creating a haven for wildlife. Two greenhouses, powered outbuildings, a double cart shed and garage provide excellent storage and potential for a variety of uses, subject to any necessary consents.

A charming fishing hut and separate shepherd's hut sit beside the river, offering peaceful places to relax, watch the abundant birdlife or launch a small boat. Ample parking completes this exceptional home, combining rural seclusion with excellent access to Norwich.













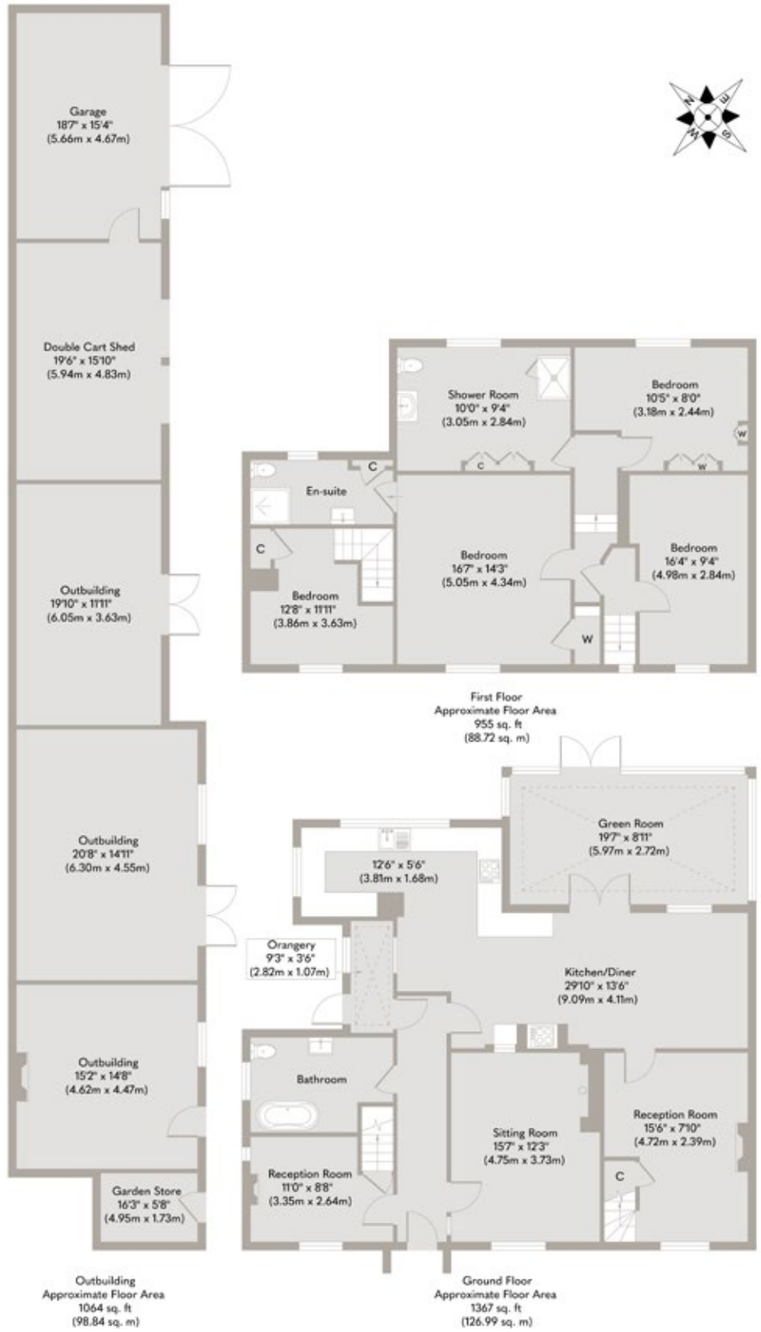












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Costessey

THE ANCIENT CAPITAL OF OUR BELOVED COUNTY

Just three miles west of Norwich city centre, Costessey offers the perfect balance of city convenience and peaceful suburban living. With excellent access to the A47, A11 and the Norwich Northern Distributor Road, it is an ideal location for commuters travelling across Norfolk and beyond. Norwich Railway Station, with direct services to London in under two hours, and Norwich International Airport are both within easy reach, making Costessey a highly desirable place to call home.

Steeped in history, Costessey dates back to the Domesday Book and has evolved from a traditional Norfolk village into one of the area's most sought-after residential communities. Despite its growth, it has retained its village character, with green open spaces, historic landmarks and a strong sense of community.

The picturesque River Wensum forms a beautiful backdrop to the property, creating a peaceful waterside setting and enhancing its natural appeal. Nearby Costessey Park and the expansive Norfolk countryside provide beautiful surroundings for walking, cycling and outdoor recreation. The popular Marriott's Way, a 26-mile traffic-free trail connecting Norwich with Aylsham, is also close by, offering scenic routes for walkers, cyclists and runners alike.

Families are particularly well served, with a selection of highly regarded primary schools, Ormiston Victory Academy, nearby sixth form colleges and easy access to the University of East Anglia. Excellent childcare facilities and recreational clubs further add to the area's appeal for growing families.

Combining excellent transport links, respected schools, green spaces and a welcoming community atmosphere, Costessey continues to be one of the most attractive locations on the western edge of Norwich, offering residents the very best of both town and country living.









Note from Sowerbys



"More than 300 years of history are woven into the fabric of this enchanting riverside home."

SERVICES CONNECTED

Mains electricity, water and drainage. Gas central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Freehold.

LOCATION

What3words: ///feels.blemishes.montage

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

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