



The Cottage

Low Road, Norton Subcourse, NR14 6SD

BROWN & CO



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A delightful three bedroom cottage set in 2.2 acres (stms) of picturesque grounds with a large detached barn, various outbuildings and a separate home office.

Acreage – 2.22 acres (stms)

£495,000



DESCRIPTION

The Cottage is a charming detached property positioned in a quiet, rural location in the peaceful village of Norton Subcourse, approximately 12 miles south-east of Norwich. The Cottage is set within approximately 2.22 acres (stms) of gardens and grounds together with a good range of outbuildings that provide the property with useful ancillary accommodation and great potential with the larger barn in the paddock. The whole offers a wealth of character and flexibility and will be of interest to buyers who enjoy a countryside lifestyle.

The accommodation is well arranged on two floors approached at the side into the main reception hall which flows through into the sitting room where there is access to the kitchen in an open plan arrangement. Off the kitchen the accommodation leads into the garden room where there is access into the gardens. A door from the garden room provides access to a cloakroom and a small sitting room with a staircase serving bedroom three. On the ground floor there is also a rear porch entrance.

The first floor comprises three well-proportioned bedrooms served by a family bathroom and en-suite shower room, offering comfortable accommodation for family living. A benefit to The Cottage is that bedroom three is accessed via a separate staircase and enjoys an en-suite shower room. The principal bedroom and bedroom two are accessed off the main landing area which also enjoys access to the family bathroom.

The Cottage is set back from the road within beautifully established, associated gardens which surround the property beautifully and overlook the large paddock at the rear. Within the rear gardens, there lies a detached studio building with WC and provides versatile additional accommodation of which could be utilised as guest space, home office or hobby room.

The gardens as a whole features expansive lawns, mature trees including beech, oak and silver birch, and a charming pond with a small bridge, creating a picturesque outdoor setting. Beyond the formal garden lies a paddock which

includes a number of useful outbuildings which include two sheds, a greenhouse and various seating areas.

A key feature of the whole is a 46ft detached barn that stands in the paddock and has been used for a number of different purposes over the years, but primarily storage purposes. The barn has potential and any buyer may explore this subject to the necessary planning consents.

Local authority – South Norfolk District Council.

Services – Oil fired central heating, mains water, mains electricity.

LOCATION

Norton Subcourse is a small rural village located approximately 12 miles south-east of Norwich. The property lies along Low Road in a predominantly agricultural setting characterised by scattered cottages, farmhouses and open countryside.

The nearby waterways of the Norfolk Broads provide exceptional opportunities for boating, walking and wildlife



exploration. The historic city of Norwich provides extensive shopping, dining, cultural and leisure facilities along with rail connections to London.

DIRECTIONS

From Norwich proceed south on the A146 (Loddon Road) in the direction of Loddon and Lowestoft. Continue along the A146 for approximately 10 miles, passing through the villages to the south of the city and bypassing Loddon. Shortly after Loddon, at the roundabout turn left into Hales and then take the first left into School Lane. Follow School Lane until the end of the road and then turn right into Norton Road. Follow the road round to the right passing Heckingham Church and continue along the road for approximately quarter of a mile. Take the next left turn into Ferry Road for exactly a mile and then turn left into Low Road. The Cottage is on your left hand side as you come into the village.

AGENT'S NOTES:

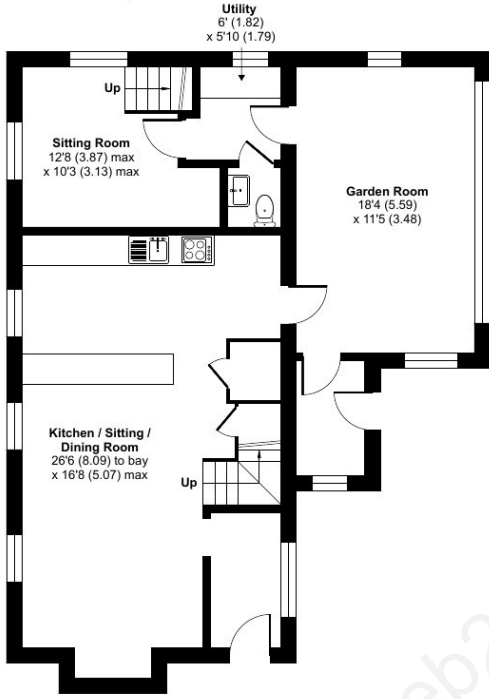
- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address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

VIEWING Strictly by prior appointment through the selling agents' Norwich Office.
Tel: 01603 629871

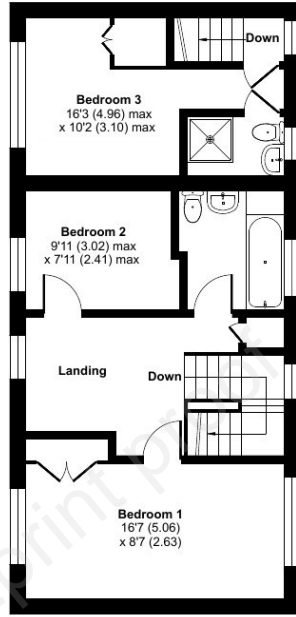


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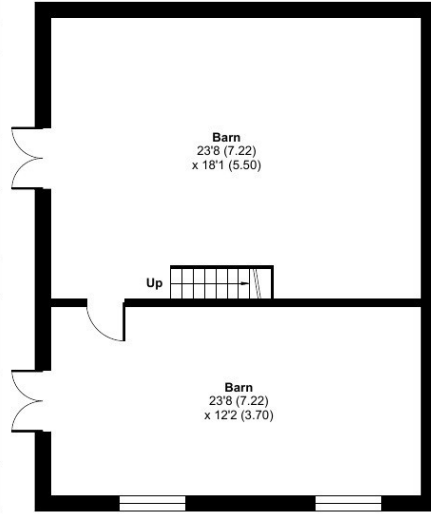
Approximate Area = 1520 sq ft / 141.2 sq m
 Outbuilding = 1041 sq ft / 96.7 sq m
 Total = 2561 sq ft / 237.9 sq m
 For identification only - Not to scale



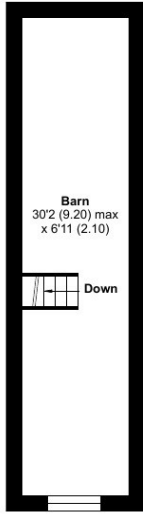
GROUND FLOOR



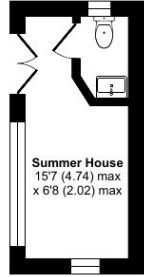
FIRST FLOOR



OUTBUILDING GROUND FLOOR



OUTBUILDING FIRST FLOOR



OUTBUILDING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	67 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). © nchecom 2026. Produced for Brown & Co. REF: 1416105

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