



## Flint Cottage

Church Street, Bawburgh, Norfolk, NR9 3LP

**BROWN & CO**



## Flint Cottage, Church Street, Bawburgh, Norfolk, NR9 3LP

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

£925,000



### 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. The property itself is of solid brick and flint construction, colour washed, under a pantile roof with varying elevations. It has had two extensive refurbishments in 1974 and 2010, and the addition of garden room in 2014. The roof to the rear of the property was completed in 2010 and the front roof is to be re-roofed in April 2026.

Today, Flint Cottage stands as a remarkable family home in which the current vendors have been caring 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 bathrooms positioned off a spacious landing area. Stairs lead up from the landing into the attic where there are two further potential 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. At the far north side of the garden a pedestrian bridge leads over the dyke to the grazing meadow and stable block. There is a separate vehicular right of way over Bawburgh Mill driveway bridge to access this area.

The fields at the rear are currently included within the sale but can be excluded if a buyer wished to proceed with just the house and associated garden.

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

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

Local Authority: South Norfolk District Council.

Council Tax Band F

### LOCATION

Bawburgh is located 5 miles from the centre of the Cathedral City of Norwich with its excellent shopping and schools. Transport facilities include easy access to a rail connection to London Liverpool Street and Norwich International Airport.

Importantly, the property is also 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 an award-winning pub, the King's Head, a golf club, a primary school, and a fine community centred around the river. Sainsburys is 1.7 miles away and Waitrose is 4 miles away. The Norfolk & Norwich University Hospital is 2 miles away, as is the John Innes Centre, and the UEA is 4 miles away. This is an excellent opportunity to live tucked away in a special village with everything one could require for contemporary living.



## 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.

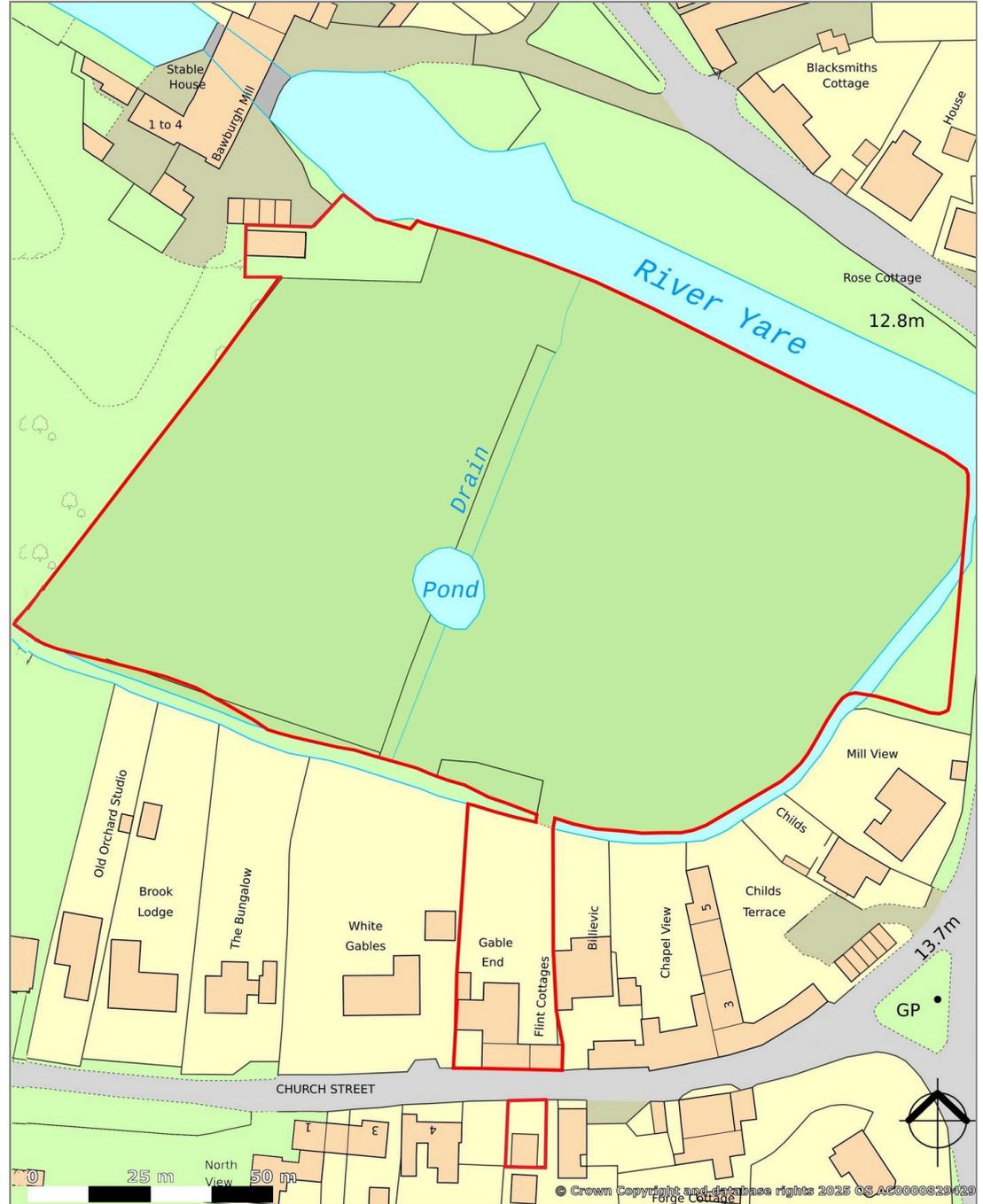
## AGENT'S NOTES:

- (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 Cottage.
- (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

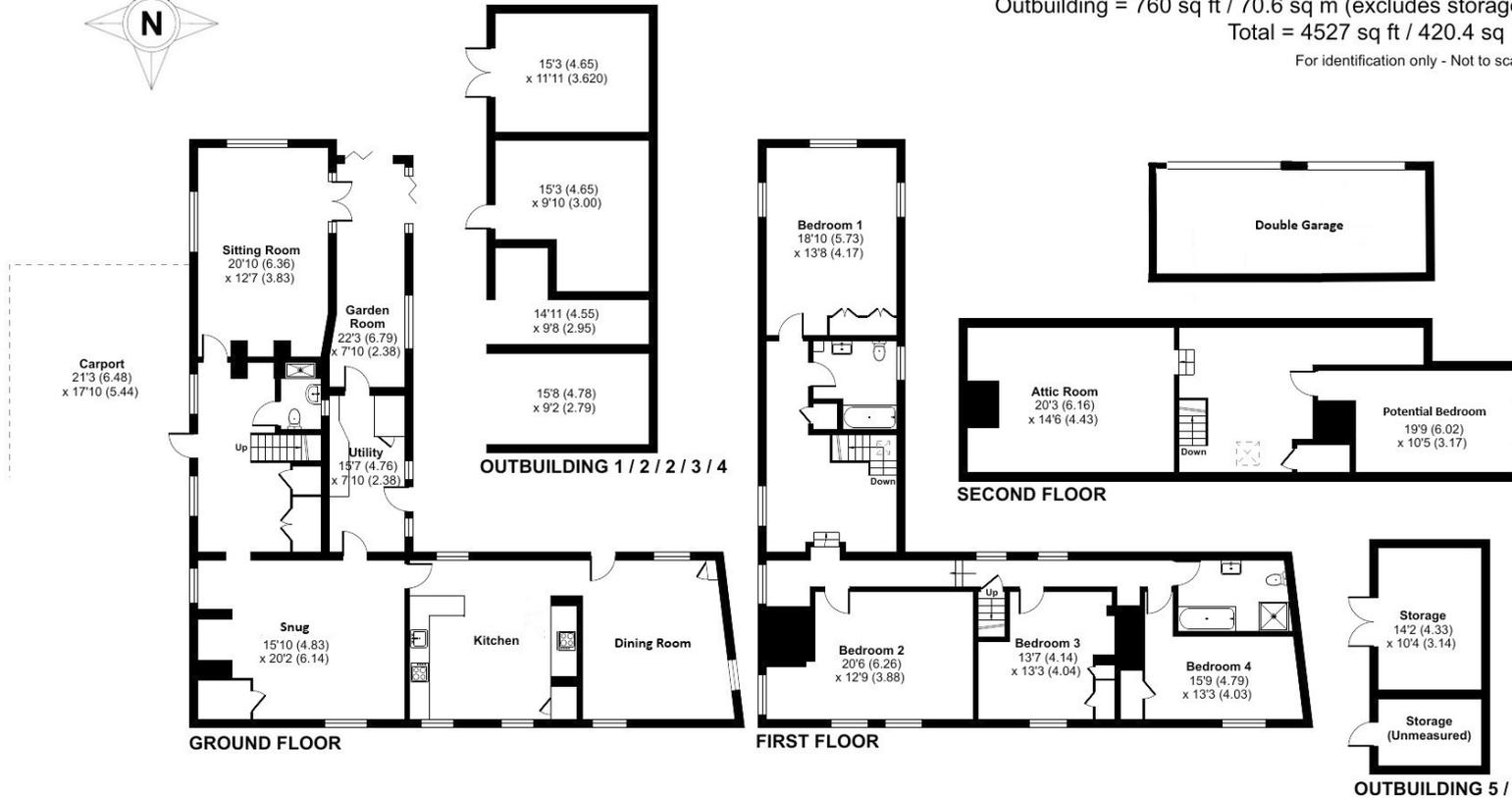


## PLAN SHOWN FOR IDENTIFICATION PURPOSES ONLY



# 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). © ntechcom 2025. Produced for Brown & Co. REF: 1250320

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