



Foxburrow  
New Road | Fritton | Norfolk | NR31 9HT

 FINE & COUNTRY

# A SECLUDED SURPRISE



“This cottage is the very definition of a hidden gem – you could live in the area for years and never know it was here. But once you find it, you can appreciate the special nature of the location and all the advantages of life here – and you won’t want to leave! Full of character, a world away from the hustle and bustle of daily life, yet opportunely situated with amenities a short walk away, it offers a superb balance of countryside and convenience.”



# KEY FEATURES

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- A Detached Victorian Cottage, situated in a Quiet Rural Location neighbouring Fritton Woods
- Three Bedrooms and First Floor Bath/Shower Room
- Two Reception Rooms
- Kitchen with Separate Utility and Ground Floor WC
- Complete New Roof, Re-Rendered Exterior, Freshly Decorated Inside & New Carpets
- Ample Parking with Spacious Double Garage and Driveway
- The Plot extends to 1 acre in Total, which is Split between the Garden and a Larger Paddock/Meadow
- The Paddock offers the ability to keep Animals and has a Separate Vehicle Access
- Perfect Location for anyone keen on a Countryside Retreat
- Opportunity to Extend the Property (subject to planning)
- The Property extends to 1,758 sq.ft
- No Onwards Chain

Tucked away in a lovely corner of the countryside, this Victorian cottage has been extended and improved over the years under the ownership of the family who lived here for over 40 years. It has both gardens and a paddock and offers enormous potential. Best of all, although it's wonderfully peaceful and tranquil here, you can walk to the golf course, swimming pool, river, animal sanctuary, forest, restaurant and more.

## Moving With The Times

The cottage is Victorian and was originally built for a gamekeeper on the estate. The current owners' father bought the property at auction and renovated and extended it over 40 years ago, and the owners spent part of their childhood here, in time returning with their own families in tow, so it's been a much-loved home and the setting for many memories over the years. It offers a lovely lifestyle – proper country living, nestled in nature, but freedom and independence to access amenities on foot or by car. In recent years, the owners have carried out renovations, re-rendering the cottage, rebuilding the roof and reusing the original tiles where possible, redecorating and laying new flooring. This means you can move straight in and enjoy the lifestyle, getting to know the cottage before adding personal touches to make it your own.

## Total Tranquility

Make your way down the quiet lane and you can feel yourself start to relax as you leave the outside world behind.





# KEY FEATURES

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There's no passing traffic here, only the odd cyclist, walker or rider, nothing to disturb you – all you hear is birdsong. The owners have seen so much wildlife here, including all the usual garden and countryside birds, but also a herd of red deer from the forest crossing the neighbouring field. It's a magical sight! You have plenty of parking on the gravel drive or in the large garage, then you have a garden dotted with trees to one side and a large patio adjoining a long lawn to the other side. Head down the lawn to the paddock and you'll see there's lots of potential here. The owner used to use this as an extra area of garden, but it has also been used for grazing a horse in the past and could be again. It's certainly very secure and incredibly private. Children could camp out or make dens, play football, ride bikes and more, or if you're a keen gardener you could create a stunning kitchen garden here and become increasingly self-sufficient. Perhaps you've always wanted to keep chickens or goats? Now you can!

## Family Friendly

The cottage itself has a spacious sitting room on the ground floor, with an attractive fireplace, a little nook where you could have a study area or library corner, and a triple aspect allowing the light to pour in. A hallway leads to the formal dining room and to the kitchen, then you have a separate utility room and a ground floor cloakroom. Upstairs, all three bedrooms are a good size and share a large bathroom that benefits from both bath and shower. Thanks to the secluded position of the cottage and the size of the plot, there is scope to extend if desired, but the house is well proportioned and beautifully bright just as it is. The family have spent many happy Christmas seasons and summer gatherings here, enjoying the room to be together and make memories.

## Explore And Enjoy

When at the cottage, you feel as though you're in the middle of nowhere, but that couldn't be further from the truth. Head out the gate and walk up the lane and you'll come to a horse sanctuary, with a golf course and leisure centre also on the doorstep. There's no need to get in the car – there's a bridlepath taking you past donkey fields to the forest where you can walk, cycle or ride. When you do need to go further afield, the beautiful town of Beccles, with its abundance of pretty period buildings, is a 20-minute drive, with Gorleston and its sandy beach, the Broads and more within easy reach. This is a lovely location from which to make the most of the delights of the area and the things that bring holidaymakers here each summer – but you can enjoy it year-round, before retreating back to the peace and quiet of your countryside home.

























# INFORMATION

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## On The Doorstep

Fritton offers a sought-after village setting with an appealing mix of countryside surroundings and convenient access to everyday amenities. Nearby Bradwell provides a supermarket and pharmacy, while The Fritton Arms is a well-known local destination for dining. The area is also well placed for countryside and woodland walks, access to the Norfolk Broads and journeys towards the coast, making it particularly attractive for those seeking a lifestyle-led move without feeling remote. The surrounding network of roads places Great Yarmouth, Gorleston and Beccles within convenient reach, broadening the appeal for both commuting and leisure. This is a location that works well for families, couples and those looking for more space, privacy and flexibility in their next home.

## How Far Is It To?

Beccles – approximately 8 miles  
Great Yarmouth – approximately 5 miles  
Norwich – approximately 20 miles  
The Norfolk Broads – within easy reach  
The Suffolk Heritage Coast – approximately 40 minutes  
Local Supermarket and Pharmacy in Bradwell

## Directions - Please Scan QR Code Below

From Beccles, leave via George Westwood Way and turn left at the roundabout. Continue down the A146 until you reach the next roundabout and take the 3rd exit onto Yarmouth Road. Continue to follow the A143 for approx. 6 miles and then turn left onto New Road. Follow New Road until you reach the end and turn right onto a track. Follow the track for a few moments and the property will be on your left.

## Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage Via Septic Tank  
Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)  
Great Yarmouth Borough Council - Council Tax Band F  
Freehold





Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





# FINE & COUNTRY

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