

Lower Street, Salhouse, NR13

Charming Three Bedroom Semi-Detached Cottage!

GUIDE PRICE £475,000 FREEHOLD



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

A CHARMING COTTAGE WITH SOUL!

Holly Cottage is a truly charming semi-detached Broadland home, beautifully blending traditional character with modern comfort. Lovingly updated by its current owners, this property is ready to move straight into and offers a wonderful sense of warmth and style throughout.

Step inside and you'll immediately notice the characterful details that make this cottage so special. Exposed beams run throughout the living spaces, adding timeless charm, while the wood-burning stove in the cosy reception room creates a welcoming focal point for relaxed evenings. Two generous reception rooms offer plenty of space for both entertaining and family life, and the stylish kitchen breakfast room is bright, practical, and perfect for everyday living.

Upstairs, the three generous bedrooms provide comfort and flexibility, with the master suite enjoying its own ensuite. Natural light, thoughtful layouts, and a beautiful interior palette make each room feel inviting and effortlessly liveable.



“blending traditional character with modern comfort”



Overview

- Semi-Detached Broadland Cottage Full Of Character
- Three Generous Bedrooms, Master With Ensuite
- Two Spacious Reception Rooms With Exposed Beams
- Stylish Kitchen Breakfast Room, Perfect For Family Life
- Cosy Wood-Burning Stove For Winter Evenings
- Lawned Rear Garden - Great For Relaxing Or Entertaining
- Off-Street Parking For Multiple Vehicles





Location

Salhouse is a picturesque Broadland village, offering a village shop, two welcoming pubs, and a primary school. A scenic half-mile path links the village centre to Salhouse Broad, perfect for riverside walks and wildlife spotting. Salhouse train station is just 0.5 miles away, providing connections to Norwich and Wroxham - the hub of the Norfolk Broads. For road users, the Broadland Northway and Southern Bypass provide quick access to surrounding towns and the city of Norwich. This location combines village charm with excellent connectivity and local amenities.

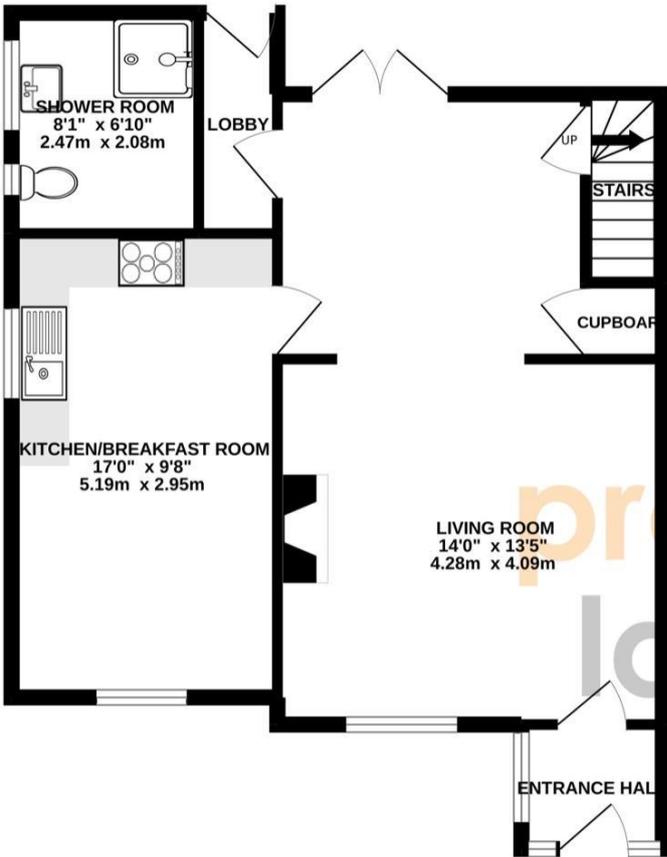


Outside

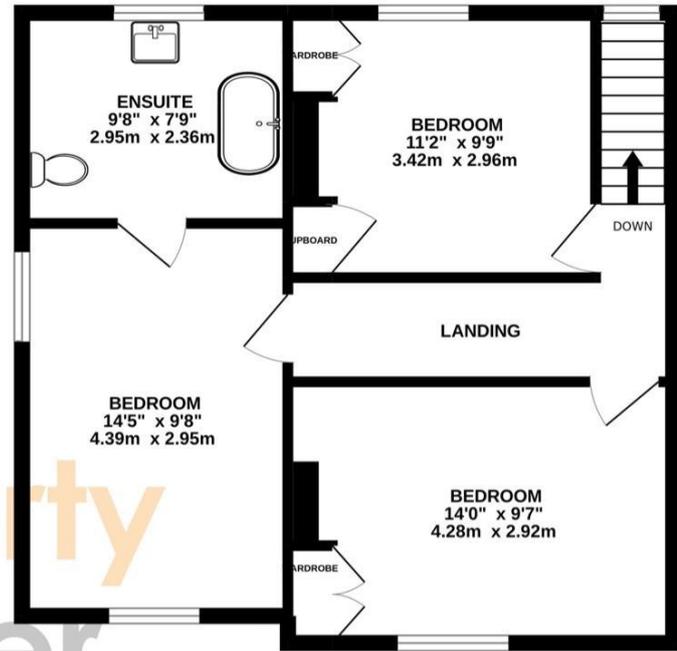
The lawned rear garden is a peaceful haven, ideal for summer entertaining, relaxing, or enjoying a morning coffee in the fresh air. Off-street parking adds convenience for family and guests.

Situated in the heart of the delightful Broadland village of Salhouse, Holly Cottage offers the best of village life. Enjoy scenic countryside walks, picturesque surroundings, and a selection of excellent local pubs, all just a short stroll from your door. This is a home that perfectly combines character, comfort, and lifestyle - a true Broadland gem.

GROUND FLOOR
585 sq.ft. (54.4 sq.m.) approx.



1ST FLOOR
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 1118 sq.ft. (103.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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98 Crostwick Lane, Spixworth, NR10 3NQ



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EPC - TBC

COUNCIL TAX BAND: D

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS,
MAINS ELECTRICITY, GAS CENTRAL HEATING



FULL EPC AVAILABLE UPON REQUEST

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