



THE STORY OF
Coachmans Cottage
Witton, Norfolk

SOWERBYS



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Coachmans Cottage

Witton, North Walsham, Norfolk
NR13 5DR

Exceptional Detached Family Home Offering
Highly Versatile Accommodation

Impressive Four-Bedroom Main Residence,
Thoughtfully Extended Over Time

Substantial Self-Contained Three-Bedroom
Annexe Above the Double Garage

Characterful Country-Style Kitchen with
Central Island and Integrated Appliances

Stunning Vaulted Garden Room with
Beams, Brickwork and Garden Views

Dual-Aspect Sitting Room with Cast-Iron
Wood Burner and Chimney Breast

Ground Floor Shower Room and
Upstairs Family Bathroom

Heated Swimming Pool with Enclosure
and Dedicated Changing Facilities

Mature Gardens with Sun Terrace,
Summerhouse and Gated Driveway

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Coachmans Cottage is an exceptional detached family home offering an impressive degree of versatility, privacy and space, all set within beautifully established grounds on the rural fringe of Norwich. Positioned behind electric wrought iron gates and approached via a tree-lined driveway, the property immediately conveys a sense of arrival and seclusion while remaining remarkably well connected.

The main house has been carefully extended and enhanced over time to create a distinctive and characterful residence, ideally suited to modern family life and entertaining. At the heart of the home sits a charming country-style kitchen, thoughtfully designed with a central island, generous preparation space and a range of integrated appliances. This practical and sociable hub is further supported by a spacious utility room and walk-in pantry, ensuring everyday living is both effortless and organised.

Flowing from the kitchen, the garden room is a standout feature. With a vaulted, beamed ceiling, exposed brickwork and expansive glazing, it enjoys beautiful views across the gardens and offers a light-filled space that can be enjoyed throughout the year. Whether used as a relaxed sitting area, entertaining space or family room, it provides a seamless connection between the house and its surroundings.

The main sitting room is a warm and inviting dual-aspect space, rich in character and centred around a cast-iron wood burner set within an exposed brick chimney breast. An elegant archway leads through to the dining room, creating a natural flow for both everyday living and hosting. A ground floor shower room adds further flexibility and convenience.



Charming country-style kitchen designed for everyday living and entertaining.



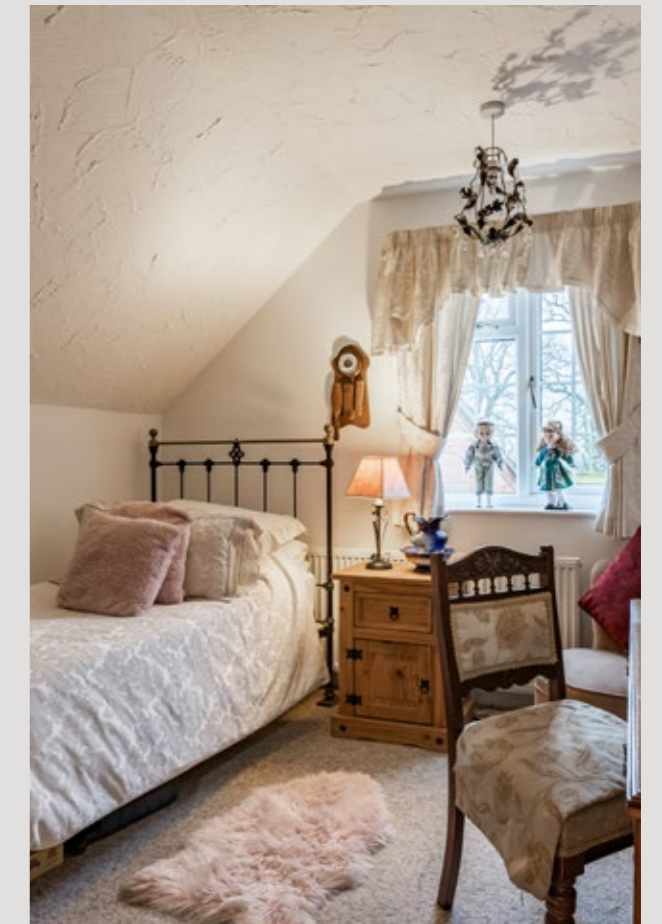


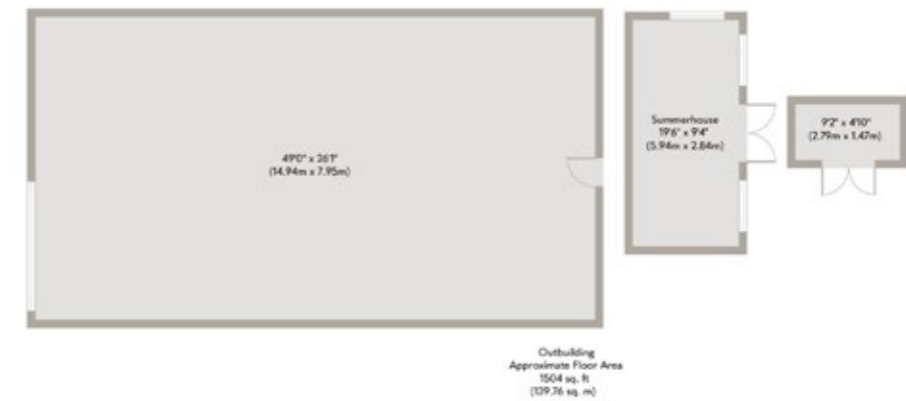
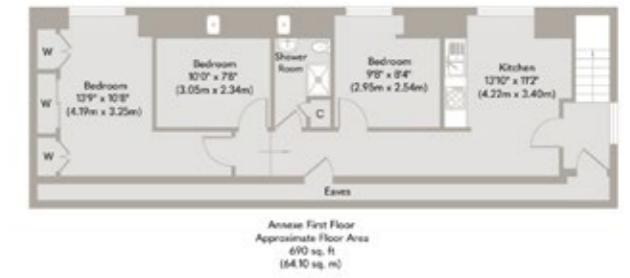
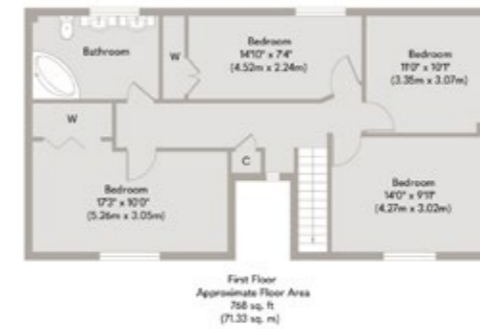
Upstairs, the principal bedroom benefits from fitted wardrobes and is complemented by three additional double bedrooms, all served by a well-appointed family bathroom. The layout offers comfortable accommodation for families of all sizes.

A particular highlight of Coachmans Cottage is the substantial self-contained annexe positioned above the double garage. Providing three bedrooms, a sitting room, kitchen, bathroom and separate shower room, this space offers outstanding potential for multi-generational living, guest accommodation or income generation. The annexe also incorporates a dedicated changing room for the swimming pool, making it exceptionally practical during the summer months.

Outside, the grounds are a true retreat. The shingle driveway provides extensive parking and leads to the double garage, while the enclosed rear garden is predominantly laid to lawn and framed by mature borders, hedging and established trees. A block-paved sun terrace creates an inviting setting for outdoor dining and entertaining. The heated swimming pool, enclosed within a purpose-built tunnel, allows for extended seasonal use, while a large timber summerhouse offers a peaceful escape or additional entertaining space.

Situated in Witton, approximately three miles from the heart of Norwich, the property enjoys an enviable balance of countryside calm and city accessibility, with excellent links to the A47 and the Norfolk Broads. Coachmans Cottage represents a rare opportunity to enjoy a private, flexible lifestyle within easy reach of the provincial capital of East Anglia.





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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North Walsham

A THRIVING TOWN WITH TIMELESS CHARM

A popular market town, North Walsham situated a few miles from the seaside town of Cromer and The Norfolk Broads capital, Wroxham.

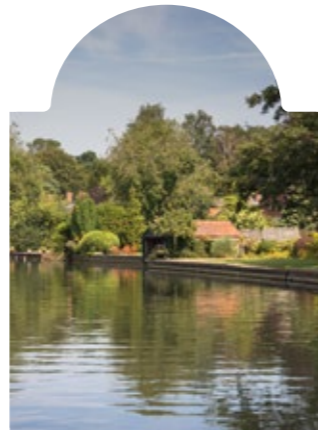
The town offers many amenities including a range of supermarkets, leisure facilities, shops, primary and secondary schools, sixth form college, doctors surgeries and a cottage hospital. There are regular bus and train services to the cathedral city of Norwich, where there are a wider range of facilities including an international airport and mainline.

Situated a short commute away from Norwich with its many amenities, Wroxham is renowned for its boating culture.

Standing on the river Bure, the village is divided by the river and shares its many attractions with the neighbouring Hoveton St John. Whether on the water or congregating in the busy pubs and restaurants on offer, there is something that will capture the heart of everyone. If you choose to hire a boat, you can travel at a leisurely pace along the broads and moor up at one of the local pubs. The Ferry Inn at Horning serves food all day and offers a fantastic outdoor space and plenty of mooring.

If you would rather stay on dry land, you can wander through the riverside park and feed the ducks, enjoy afternoon tea at one of the quaint tea rooms or simply sit and watch the boats go by in a sunshine filled pub garden.

The Bure Valley railway, which started in 1900, begins its journey in the centre of Wroxham. Both a steam and diesel train run the 18 mile round trip, taking you on a tour of pretty Norfolk villages and ending in Aylsham.



Note from Sowerbys



“Enchanting, meticulously tended gardens creating a private and serene sanctuary”



SERVICES CONNECTED

Mains water and electricity.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

Main House: D. Ref:- 0136-0027-1600-0052-0292.

Annex: E. Ref:- 0310-2002-1670-2096-7085.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///chip.panic.bowls

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SOWERBYS

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