



24-26 The Green  
Martham | Norfolk | NR29 4PA

 FINE & COUNTRY

# A WORLD OF OPPORTUNITY



In one of the most lively and well-served villages of the Broads, set on the village green by the duck pond, this home has so much to offer.

The property currently provides four-bedroom family accommodation, There are also a number of outbuildings, one of which has planning permission for a holiday let. There's so much you could do here – truly this is a rare and exciting opportunity.



# KEY FEATURES

- A Pretty Thatched Period Property with Outbuildings providing Opportunities for Further Development, situated Opposite the Village Pond
- Four Bedrooms: Family Bathroom
- Kitchen; Prep Room; Boiler Room and WC
- Four Reception Rooms
- The Outbuildings include a Purpose Built Smokehouse, Store, Workshop, Stables and a Coal Shed
- The Stables have Planning Permission for Conversion to All Year Round Holiday Lets
- Driveway leading to a Courtyard and Carport
- The Accommodation extends to 2,117sq.ft
- Energy Rating: E

A pretty thatched home next to the green, a former shop with outbuildings for storage and potential conversion, a sheltered courtyard and private garden – this home has it all! For many years a family home and family business, this comes to the market for the first time in decades. Much loved and cared for, it has a wonderfully friendly feel and so much potential.

## A Warm Welcome

This pretty thatched period property is attached to a former butcher's shop that was well known within the welcoming village of Martham, on the Norfolk Broads. The owner started working for the Chapman family butchers when he left school, and when the Chapmans retired, he bought the business and the house and moved in, renovating the house from top to bottom – and has been here ever since. The owners have raised their four children here too and it's worked so well as a family home, adapting to their changing needs over the decades. "It's a great place to raise kids – they can walk to school, head off on their bikes, go fishing, meet friends, go to the park. There's something for all ages here."

## Family Friendly

The main part of the house has a very generous sitting room





# KEY FEATURES

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that's great for family occasions and entertaining, leading into a formal dining room, which in turn sits next to the breakfast kitchen. There's another reception, currently used as a music room, that would make an excellent playroom. Upstairs, there are four good size bedrooms and a family bathroom. The whole house was thatched with water reed from nearby Hickling Broad just two years ago, and with care this should last for around 50 years. There's a courtyard with parking, numerous outbuildings, a purpose built smokehouse and there's also a private area of garden that the owners have screened with hedges. You have space for children to play, to invite friends over for a barbecue and to enjoy al-fresco dining. "We've had a lot of happy times here, celebrating birthdays, Christmases, New Year parties and more. It's a welcoming place with plenty of room for guests, as well as us and our four children."

## Numerous Options

The former shop faces out towards the green and the duck pond and has a number of storage and prep rooms, in addition to fridge and freezer areas. The stables come with planning permission for a two-bedroom holiday let and the works have started, so the permission will remain valid. The Great Yarmouth Borough Council planning portal reference is 06/13/0097/F. The area is close to the Norfolk Broads and to Winterton-on-Sea, so it's a great area for tourism and no doubt a holiday let would bring in a healthy additional income. You can embrace village life here too, with schools, shops, takeaways and more on the doorstep. Every year the Christmas tree on the green sits in front of the property, the carnival goes past and there's a scarecrow trail each autumn.



















A brick chimney with two pots, located on the roof of the main house.

Three windows on the second floor of the brick section of the house.

A white front door and a set of double glass doors leading to a porch area.

A large, rounded green hedge in front of the house.

A wooden dining table and chairs on a gravel patio area.

A small white outbuilding with a dark roof and blue doors.

A larger white outbuilding with a thatched roof and blue doors.

A large weeping willow tree with long, drooping branches on the left side of the image.

Bare tree branches on the right side of the image, likely from a deciduous tree without leaves.







# INFORMATION

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## On The Doorstep

Martham is an historical and traditional village bordering on the Norfolk Broads National Park. It has a thriving community located North of Great Yarmouth, the coastline is 3 miles distant offering both tranquil and beautiful scenery. Martham offers a range of shops, services and local facilities. There are also three schools and a public library. Access to both Norwich and Great Yarmouth is provided by the A47, London and motorways are accessed by the A12 from Great Yarmouth and the A11 from Norwich.

## How Far Is It To?

The cathedral city of Norwich is 21 miles away and has excellent educational, cultural and recreational facilities. There is a regular rail service to London Liverpool Street and Norwich airport provides daily flights internally, to Europe and beyond. The North Norfolk Coast can be found further north with its quaint villages and sandy beaches. Favoured spots include Holt, Wells on Sea, Blakeney and the Burnhams. A 45 minute drive south will see you arrive at Thetford Forest with its many nature trails and bicycle paths whilst Stansted Airport is a further 30 minutes south.

## Directions

Leave Norwich heading east on the A47 southern bypass, upon reaching the Acle straight roundabout take the A1064 exit and upon reaching Billockby take the left hand turning onto the B1152 into the village of Clippesby. Continue through the village of Clippesby before taking a right hand turn onto the B1152 signposted Martham. Proceed into the village of Martham on Repps Road, then right onto The Green and the property can be found opposite the village pond.

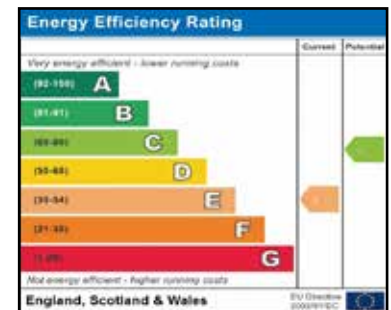
## Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage  
Great Yarmouth Borough Council - Council Tax Band E  
Freehold



**FLOOR AREA - HOUSE (EXCLUDING OUTBUILDINGS) : 2117 sq.ft. (196.6 sq.m.) approx.**  
**TOTAL FLOOR AREA : 3807 sq.ft. (353.7 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. [www.norfolkpropertyphotos.co.uk](http://www.norfolkpropertyphotos.co.uk)  
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# FINE & COUNTRY

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