



THE STORY OF

The Old Post Office

Costessey, Norfolk

SOWERBYS



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The Old Post Office

Townhouse Road, Costessey, Norfolk
NR8 5AA

Historic Former Village Post Office
Beautifully Renovated Throughout by Owners
Detached Four-Bedroom Character Residence
Exceptional Blend of Old and New
Impressive Open-Plan Living Spaces
Versatile Ground Floor Bedroom Suite
Stylish Contemporary Kitchen and Bathrooms
Detached Workshop with Ample Parking
Generous and Well-Maintained Rear Gardens
Desirable Old Costessey Village Setting

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Believed to date back to the late 19th century, The Old Post Office is one of Costessey's most recognisable period homes; a landmark village property steeped in local history and now beautifully reimagined for modern family life. Once serving the community as the post masters residence, village post office and telegraph hub for the Costessey estate, this distinguished detached residence has, over time, evolved into a wonderfully characterful home, carefully restored and enhanced by the current owners with exceptional attention to detail.

Set proudly within an elevated position, the handsome red-brick façade immediately hints at the quality and individuality found within. Inside, the house balances its heritage beautifully with contemporary comfort, where original features sit effortlessly alongside thoughtful modern finishes. The accommodation extends to over 1,600 sq. ft., offering wonderfully versatile living spaces.

At the heart of the home is an impressive open-plan dining and sitting room, bathed in natural light. The kitchen has been updated with a timeless aesthetic, while a separate sitting room offers a cosy retreat with charming bay frontage. Particularly appealing is the flexible ground floor bedroom suite with adjoining study and en-suite, ideal for multi-generational living or guest accommodation.

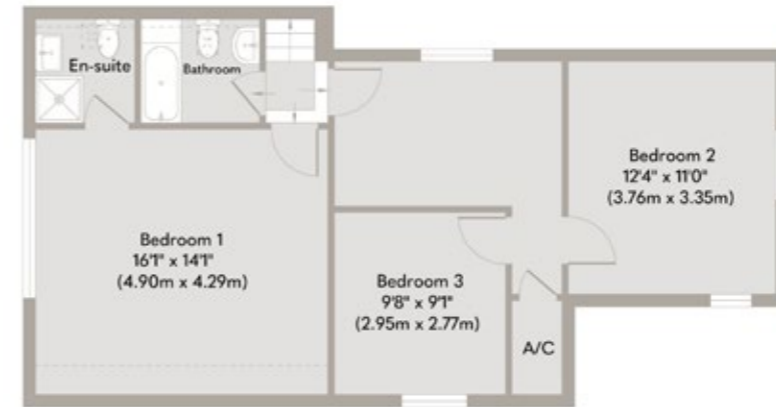
Upstairs, the principal bedroom enjoys an en-suite, accompanied by two further bedrooms and a family bathroom, all finished to an exacting standard.

Outside, the detached workshop and generous parking provide excellent practicality whilst the rear garden is deceptively spacious. The location offers excellent access into Norwich alongside the charm and community feel that continues to define Old Costessey. A rare opportunity to acquire a notable period home with genuine provenance, beautifully restored for modern living.

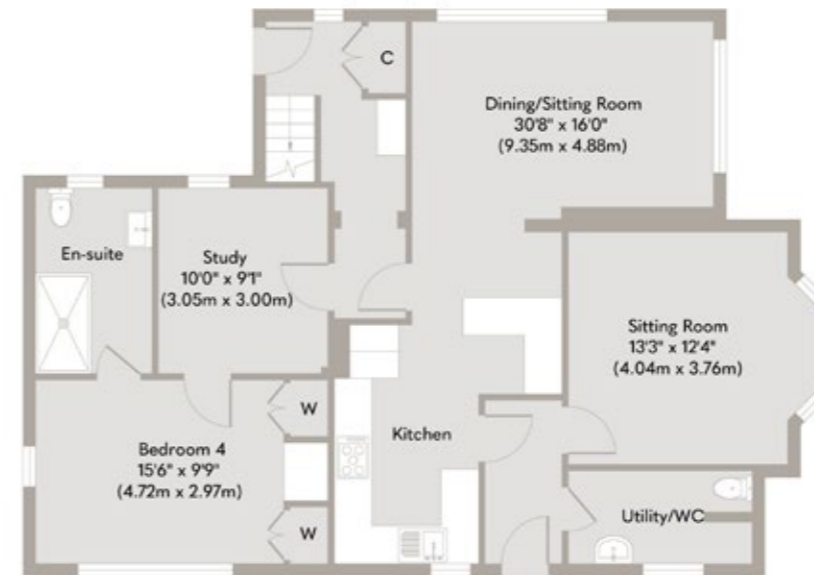


Three words to describe
the home would be
comfortable, spacious
and unique.





First Floor
 Approximate Floor Area
 666 sq. ft
 (61.89 sq. m)



Ground Floor
 Approximate Floor Area
 995 sq. ft
 (92.42 sq. m)



Workshop

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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Norwich

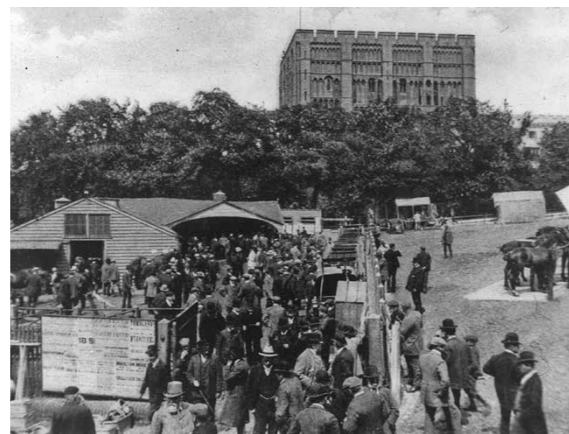
THE ANCIENT CAPITAL OF
OUR BELOVED COUNTY

Norwich, an ancient city steeped in a millennium of history, has long been a haven for writers, radicals, and independent thinkers, fostering a rich culture and creative spirit. Its meticulously preserved medieval streets host a thriving community of small businesses, a dynamic culinary scene, and a vibrant arts culture. As a gateway to a county renowned for its pristine landscapes, expansive skies, and untouched vistas, Norwich continues to inspire.

Named one of the best places to live in 2021, Norwich sits approximately 20 miles from the coast where the River Yare and the River Wensum converge, the latter meandering through its heart. Once the second largest city in England during the 11th century, Norwich proudly retains its title as the UK's most complete medieval city. Historic paths like Elm Hill beckon with Tudor architecture and quaint cafés leading to the majestic Norwich Cathedral, a testament to its thousand-year legacy.

West of the city, the University of East Anglia stands as a striking example of brutalist architecture, housing the Sainsbury Centre for modern and ethnographic art. Norwich's property landscape offers diversity, from Victorian city-centre dwellings and converted mills to town houses and contemporary luxury homes. The "Golden Triangle" is cherished among families, while nearby rural villages like Stoke Holy Cross, Surlingham, and Bawburgh offer larger estates and idyllic countryside living.

With direct trains to London's Liverpool Street in just 90 minutes and an airport connecting to UK cities and Amsterdam, Norwich blends historical charm with modern connectivity—a city that captivates and welcomes all who embrace its allure.



Note from the Vendor



“We love the charm of village life, with convenient access to public transport and local amenities.”



SERVICES CONNECTED

Water, electricity and drainage. Gas fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 7200-6051-0922-8604-3563.

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: ///scout.equal.worm

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SOWERBYS

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