



ADDRESS

The Nurseries  
6 Station Road South  
Belton  
Norfolk  
NR319JG

TENURE

Freehold

STATUS

Vendors have found

L  LARKES



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**“A BEAUTIFULLY EVOLVED  
VILLAGE HOUSE, WHERE  
HERITAGE ARCHITECTURE,  
CONSIDERED INTERIORS  
AND A LOVINGLY CREATED  
GARDEN COME TOGETHER.”**

**The Nurseries**, 6 Station Road South, Belton, Great Yarmouth, NR31 9JG

**Freehold | 1,752 sq ft (162.8 sq m)**

**The Tour:** Station Road Nurseries is a quietly distinguished detached house, a rare survivor of Belton's market-garden era, when local growers relied on the nearby railway to transport fruit and vegetables across the county. Today, this history provides a rich backdrop to a home that has been sensitively extended and comprehensively refurbished approximately five years ago, resulting in a property that feels both rooted in its past and well attuned to modern family life.

The house is approached via a broad Cotswold stone driveway, which sets an elegant tone on arrival and provides generous off-street parking. From here, the house sits comfortably within its plot, its proportions softened by established planting and a garden that has clearly been shaped with care and intention.

Inside, the accommodation has been thoughtfully arranged to suit contemporary living while respecting the character of the building. The heart of the home is the extended kitchen and dining room, a wonderfully sociable space where exposed timber beams and rooflights introduce texture, warmth and natural light. Richly coloured cabinetry is balanced by timber work surfaces, while a substantial central island provides a natural focal point for everyday family life and informal entertaining. Glazed doors open directly to the garden, reinforcing the strong connection between interior and landscape.

A separate sitting room offers a calmer retreat, arranged for comfort and relaxation. From here, glazed doors open onto a loggia, creating a sheltered intermediate space — part room, part garden — ideal for long lunches, evening suppers or quiet moments overlooking the planting beyond. This elegant feature extends the living space outward and speaks to the way the house has been designed to be enjoyed across the seasons.

Completing the ground floor are a practical utility room and a well-appointed shower room, both discreetly positioned for everyday convenience.

Upstairs, the first floor provides three bedrooms, including a serene principal bedroom with its own en-suite shower room. The remaining bedrooms are served by a family bathroom, where a freestanding bath introduces a note of understated indulgence.



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Porch



Family room and dining area leading into kitchen extension

Attached to the main house and independently accessed, the former garden store is presently utilised as a home gym, offering valuable ancillary space that feels distinct yet connected. Above, a loft room provides further flexible accommodation — ideal as a home office, studio or creative retreat — benefiting from separation while remaining part of the overall footprint.

**The Gardens:** The gardens are a defining feature of the property and have been lovingly created by the current owners with both beauty and usability in mind. Designed as a series of gently defined spaces, the garden combines areas of artificial lawn with raised beds, perennial borders and carefully chosen planting that provides colour, structure and seasonal interest throughout the year.

Paths and seating areas are thoughtfully positioned to encourage both movement and pause, while the overall layout remains balanced and manageable. From the house and loggia, views across the garden feel deliberate and composed, reinforcing the sense that house and garden have evolved together as a single, cohesive environment.

**The Area:** Belton is a well-established Norfolk village with a strong sense of community, offering a gentler pace of life while remaining conveniently placed for Great Yarmouth and the wider area. The village setting will appeal to families and those seeking a more rural lifestyle without sacrificing accessibility.

Primary education is available at Moorlands Church of England Primary Academy, with secondary schooling provided by Lynn Grove Academy and Ormiston Venture Academy. Great Yarmouth offers a wide range of shops, services and transport connections, while the surrounding countryside and Broads landscape provide ample opportunity for walking, cycling and outdoor leisure.

#### Points to Consider:

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Tenure: Freehold

Construction: Traditional construction with later extension

Fenestration: uPVC double-glazed windows with sash-style openings

Heating: Gas central heating

Energy Performance Rating: D (65)

Average Heating & Lighting Costs: £956 per year\*

Council Tax: Band C (£2,091.11)

Broadband:

Ultrafast available – up to 1,800 Mbps download / 1,000 Mbps upload†

School Catchment: Moorlands Church of England Primary Academy; Lynn Grove Academy; Ormiston Venture Academy

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Kitchen with vaulted ceiling



A stylish modern family home



Glazed doors bringing the outside in



A communal living space



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Living room with wood stove



Dining area



Loft room



Chacterful wood burning stoves



Living room detail



Established gardens



Raised borders and lots of storage



Low maintenance artificial lawn



The loggia provides year round garden use



Shower room



Landing



View into bathroom



Principle bedroom



Third bedroom



En-suite



Second bedroom



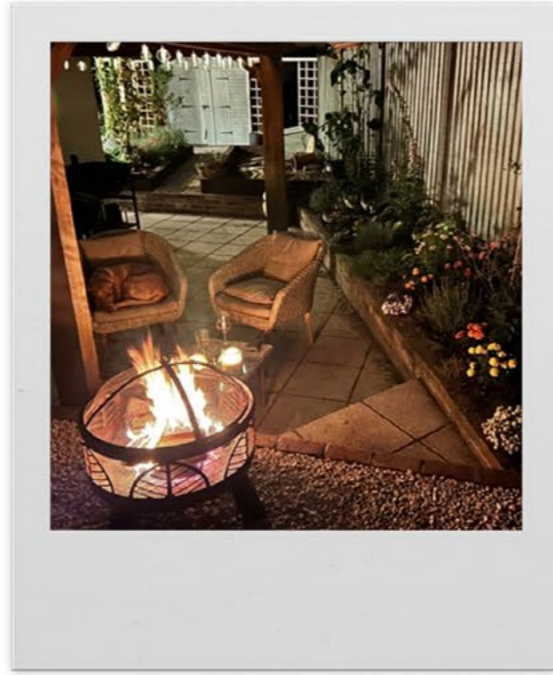
Staircase

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We take our duty of care seriously and make every reasonable effort to ensure the information we present is correct. However, some details are based on information provided by the seller or third parties. Additionally, please note that floor plan measurements may be rounded, and distances are approximate.

\* Figures taken from EPC estimate and may vary depending on usage and supplier rates

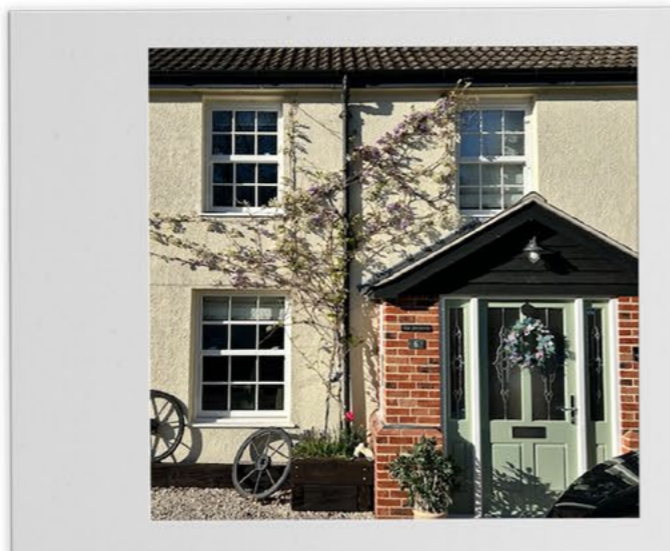
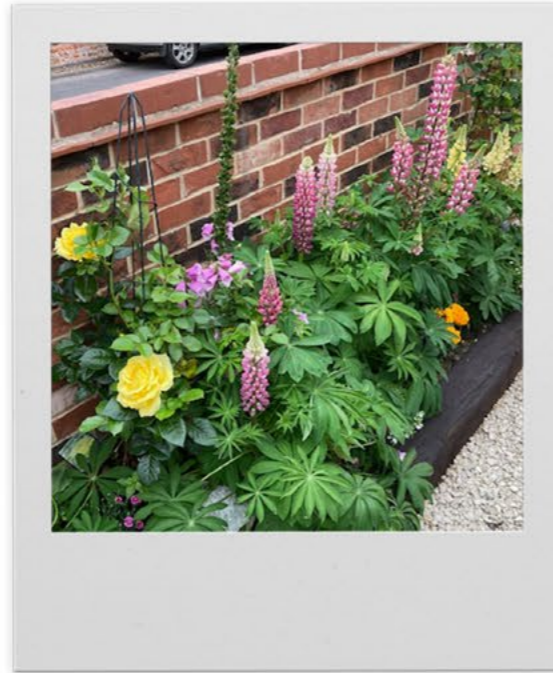
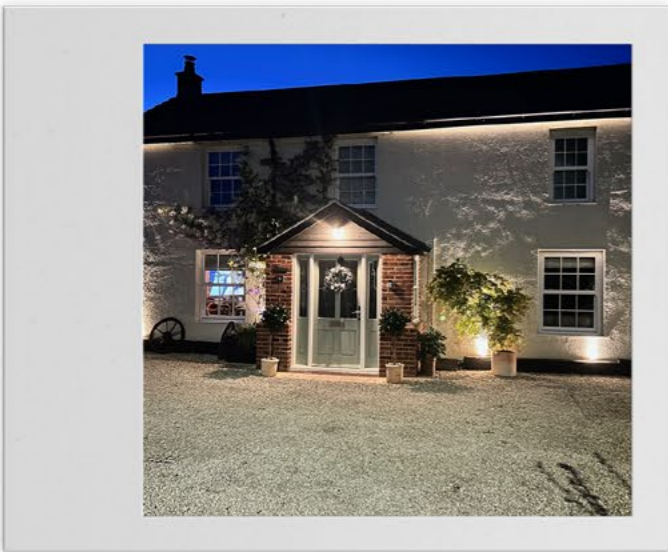
† Source: Ofcom broadband availability checker – subject to provider and package

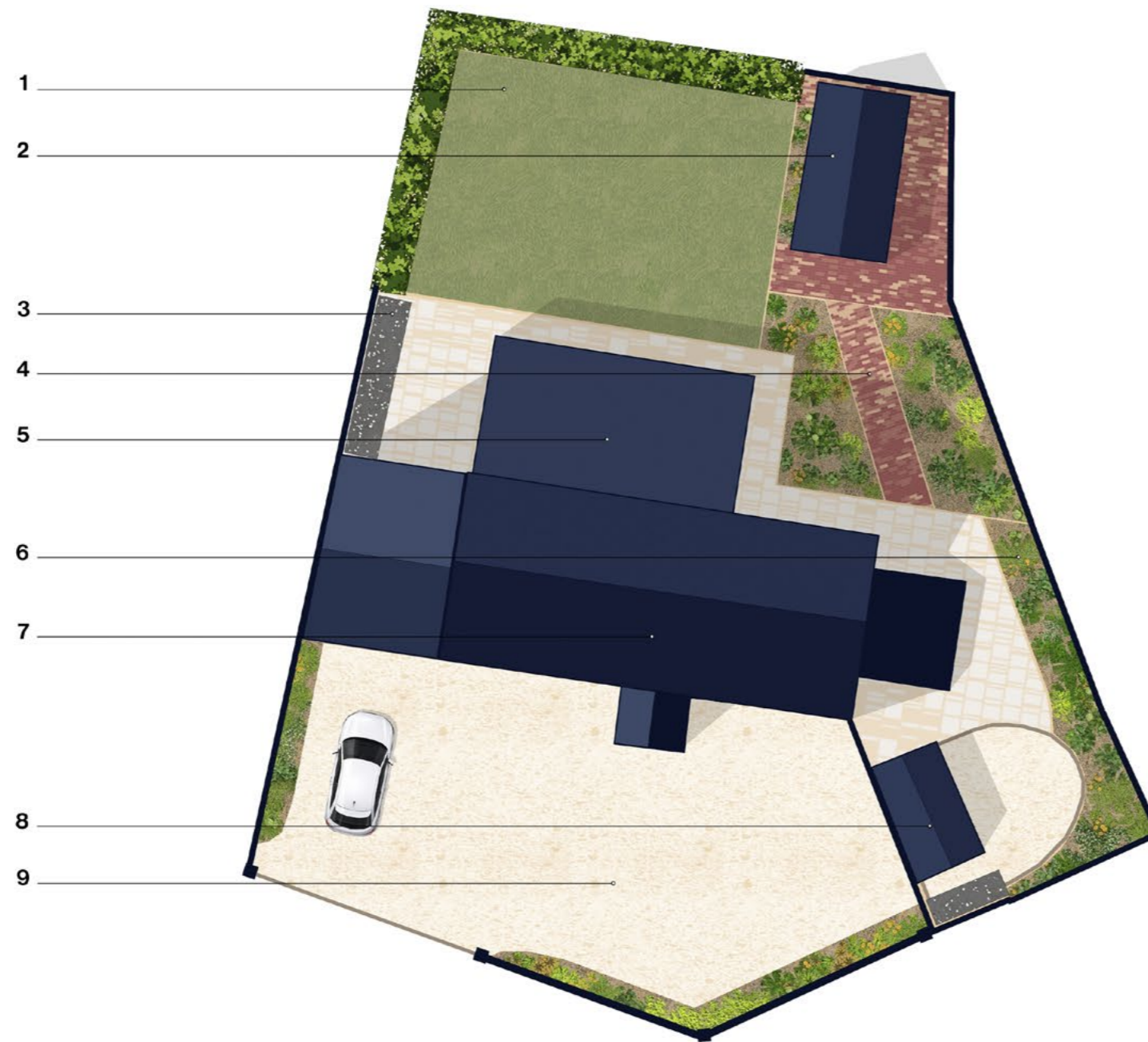


### ***“A Home Through the Seasons”***

These photographs were taken by the current owners over the course of their time at Station Road Nurseries. Captured informally and without staging, they offer a glimpse of the house and garden as they are truly lived in — from blossom climbing the façade in spring, to firelit evenings beneath the loggia, and the quiet stillness of winter mornings.

They reveal the gentle rhythm of life here and the care with which both home and garden have been tended. Together, they form an honest and evocative portrait of a place shaped by the seasons, and by the people who have loved it.





1. Artificial lawn and hedge boundary
2. Garden shed
3. Wood store
4. block paved foot paths & raised borders
5. Rear extension
6. Established perennial borders
7. Residence
8. Garden store
9. Cotswald stone driveway.

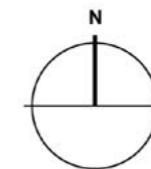
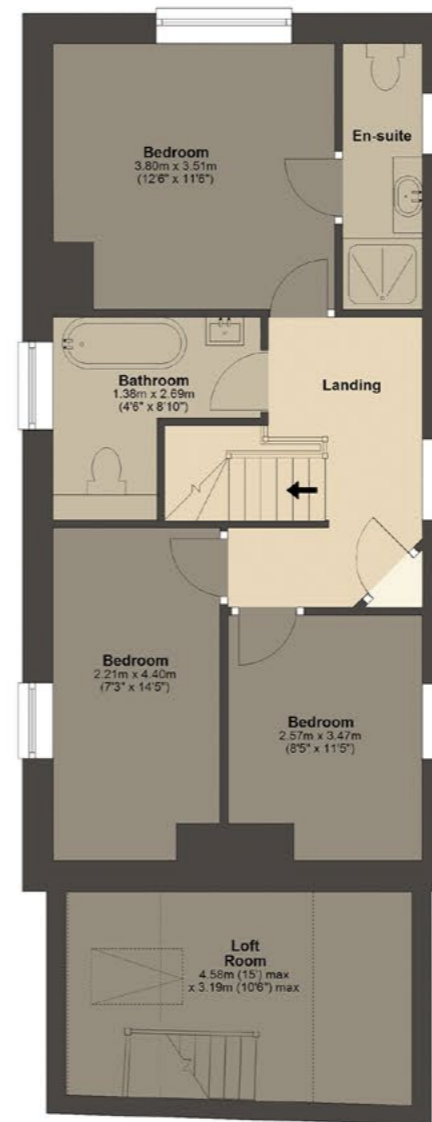


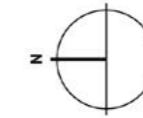
Illustration for identification purposes only, measurements are approximate and recorded from OS Map Data. Plan not to scale.



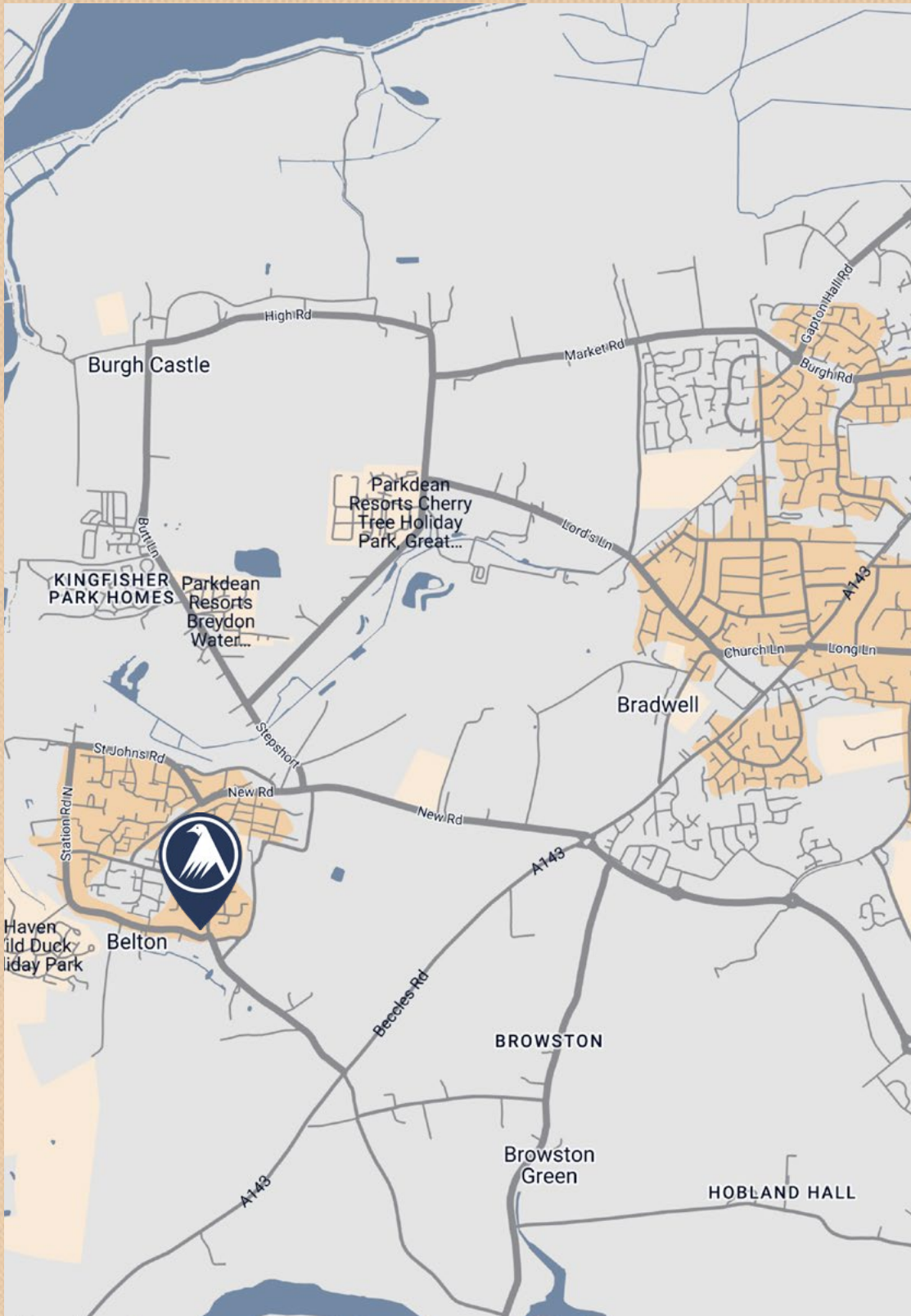
**Ground Floor**  
 Approx. 95.7 sq. metres (1029.8 sq. feet)



**First Floor**  
 Approx. 67.1 sq. metres (722.3 sq. feet)



Ref: 7398



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