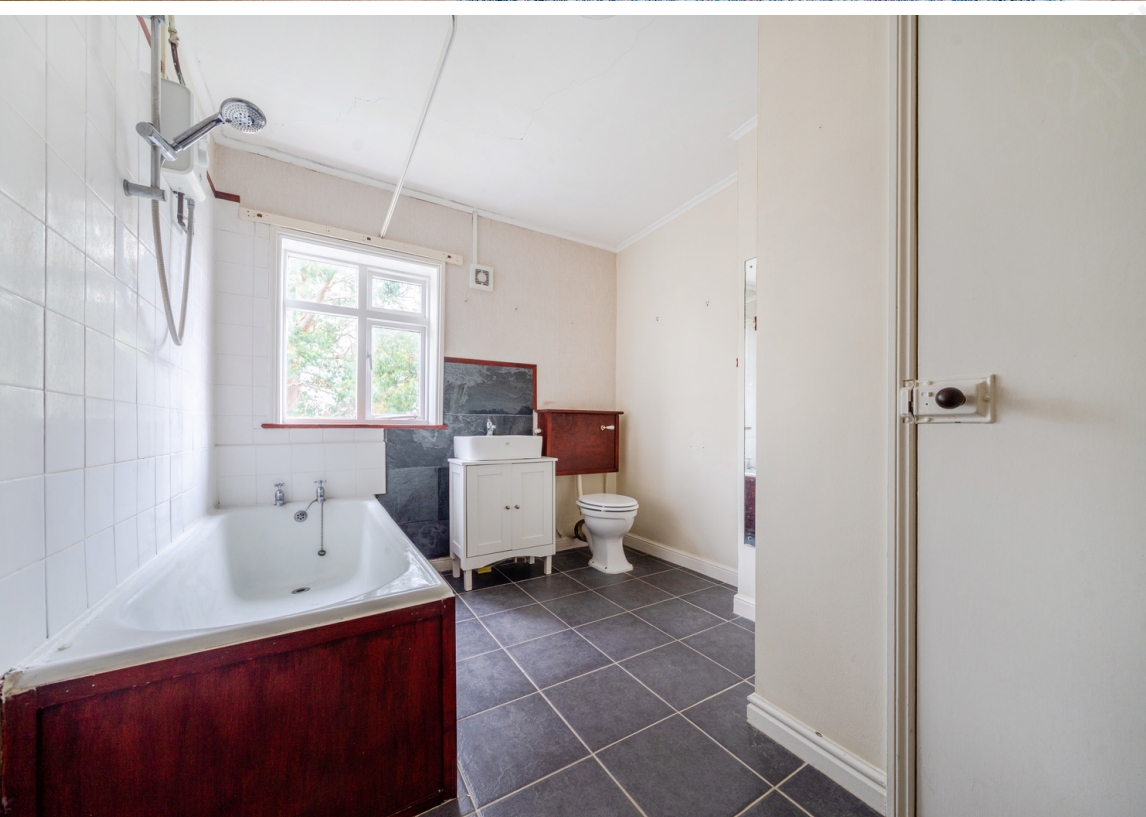




1 Manor Farm Cottages

Beeston Lane, Beeston, Norwich, NR12 7BS

BROWN & CO



1 Manor Farm Cottages, Beeston Lane, Beeston, Norwich, NR12 7BS

A charming cottage in a delightful rural spot with far reaching views across open countryside.

£325,000 FREEHOLD



DESCRIPTION

No. 1 Manor Farm Cottages comprises a delightful semi-detached cottage of brick construction under a pantile roof with far reaching views across open countryside and beyond. The cottage itself enjoys well-arranged accommodation on two floors and enjoys a pleasant low maintenance garden.

The accommodation comprises entrance hall, sitting room and a kitchen dining room. On the first floor the landing provides access to two bedrooms and a family bathroom. The dual aspect principal bedroom occupies the width of the house.

To the outside the gardens have been well tended and enjoy a high degree of privacy, accessed at the side via shingled hardstanding for vehicles, and leads on to a raised brick feature for planting and on to the main gardens of which are predominantly lawned. One of the key components to no1 is the large summer house which could be used for a number of purposes. There is also a shed which will be remaining with the property.

The whole is a rare offering having not ever been on the open market and buyers will be acquiring a character cottage set in a lovely rural environment with potential. It will appeal especially to purchasers seeking a home with the need to renovate and improve and is offered with no onward chain.

Services – mains water, private drainage system (septic tank), mains electricity, oil fired central heating.

Local authority – Broadland District Council.

LOCATION

The Lodge is situated on Beeston Lane, a peaceful country road on the northern outskirts of Norwich, within easy reach of the Norfolk Broads and the North Norfolk coast. The surrounding countryside is characterised by mature woodland, open farmland and traditional village settlements, offering an idyllic rural environment within striking distance of the city.

The nearby village of Coltishall (approximately 2 miles) provides a good range of local amenities including shops, public houses, and a primary school, whilst the cathedral city of Norwich (approximately 9 miles) offers an extensive range of cultural, educational, and recreational facilities together with a mainline rail service to London Liverpool Street (from about 1 hour 50 minutes).

The area is well served by a network of country lanes and footpaths providing opportunities for walking, cycling and boating on the Broads. The North Norfolk coastline, designated an Area of Outstanding Natural Beauty, lies approximately 18 miles to the north.

DIRECTIONS

From Norwich city centre, take the B1150 towards North Walsham. As you leave Norwich passing North Walsham Rugby Club on the left continue round the corner passing Church Lane and take the next right into Beeston Lane. Continue for approximately half a mile passing Beeston Hall on the left. The property is located on the left-hand side.

AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.
- (3) Intending buyers should be aware of the planned development in Beeston and more information can be found on the following website: <https://www.beestonpark.com/masterplan/>

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871

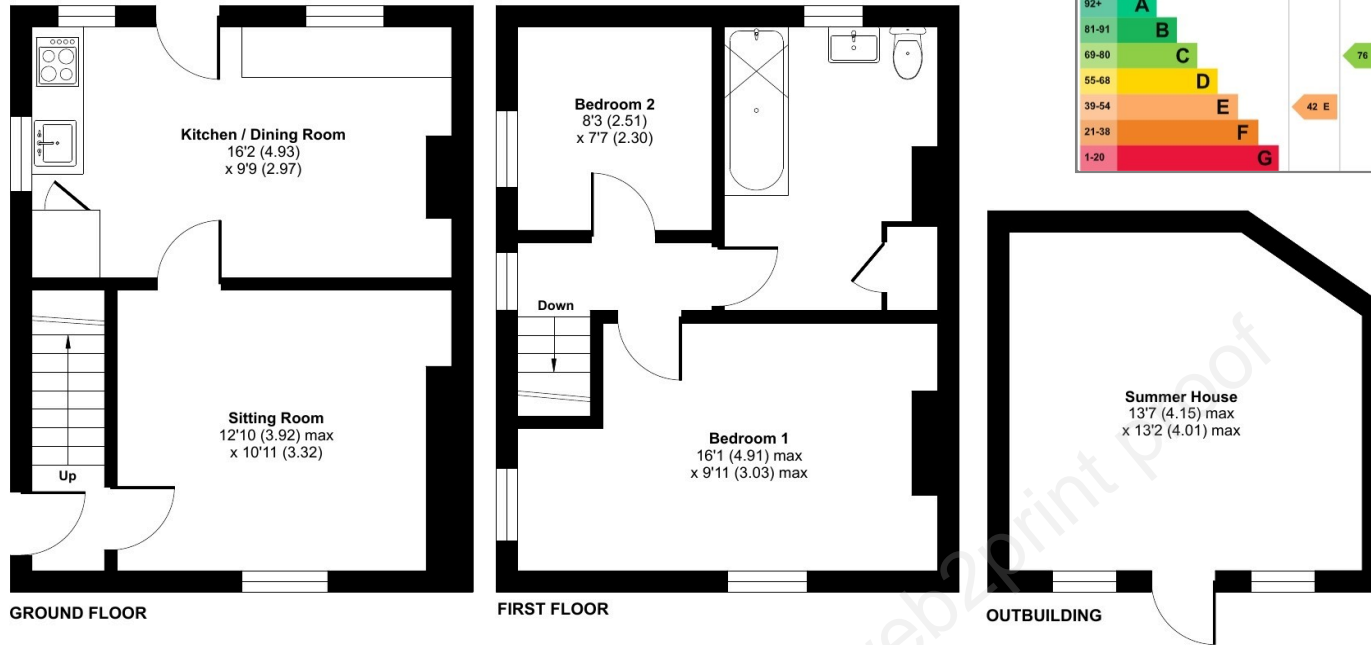
Beeston Lane, Beeston, Norwich, NR12

Approximate Area = 684 sq ft / 63.5 sq m

Outbuilding = 172 sq ft / 15.9 sq m

Total = 856 sq ft / 79.4 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025. Produced for Brown & Co. REF: 1342074

IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated November 2025. Ref. 066030

Brown&Co
The Atrium | St George's Street | Norwich | NR3 1AB
T 01603 629871
E norwich@brown-co.com

BROWN & CO
Property and Business Consultants