



111 The Street  
Old Costessey | Norwich | Norfolk | NR8 5DF

 FINE & COUNTRY

# STEPPING INTO YOUR FUTURE



“A spectacular “Grand Designs” style eco-home in a superb riverside setting,  
you have to see this to understand quite how special it is.

A bespoke build on a 1.1 acre plot owned by the family for decades, it's been beautifully designed and exquisitely finished. Whether you're looking out over the water, watching wildlife from the balcony, seeing magnificent sunsets across the river, fishing, canoeing, hosting friends or raising family here, you couldn't ask for a better setting than this.”



# KEY FEATURES

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- A Spectacular Grand Designs Style, Eco Home in a Superb Riverside Setting in Old Costessey
- Five Bedrooms and Three Bath/Shower Rooms
- First Floor Sitting/Dining Room with Access to a Decked Balcony Area and Fantastic Views from all the Windows
- Kitchen with Separate Utility and WC
- Study with Adjacent WC
- Bauder Green Roof with Irrigation System
- The Grounds of around 1.1 acres (stms) extend down to the River with a Summerhouse on the Banks
- Triple Garage with Plenty of Parking
- The Accommodation extends to 3,058sq.ft
- **Energy Rating: TBA as Original has Expired**

A passion project for the owners, this is a magnificent home in every way. The setting is simply sublime, on a generous plot leading down to the river, well back from the road in a peaceful and desirable area. You feel right at home with the wildlife here and you can relax, away from the hustle and bustle, but you're incredibly well connected to the outside world. A unique family home that's well set for the future, don't miss the chance to make this your own!

## Nestled In Nature

The current owner has lived here since he was three, his parents having moved here in 1961, first as tenants and then as owners. There were two properties on the site: a neighbouring cottage and a wooden bungalow. The owner grew up here, with three siblings, the family aiming for self-sufficiency with a huge vegetable plot, fruit cage, chickens, goats, rabbits and even a pig! As the children grew up and flew the nest, their parents moved into the cottage and the bungalow fell into disrepair. The owner and his partner had always dreamed of living on the site and worked closely with an experienced architect to replace the dilapidated bungalow with a new home, packed with eco-features, designed for easy maintenance and to make the most of the view down the garden to the river. Completed in 2012, this is the house you can see today. The eco-features nod to the owner's upbringing, an environmentally friendly property that offers a healthy outdoors lifestyle and the chance to become more self-sufficient.





# KEY FEATURES

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## How Green You Are

The eco-features include a timber-frame construction, extra-thick walls with recycled newspaper insulation, a sedum roof and European larch-clad exterior, ash wood interiors, an air source heat pump, underfloor heating, triple-glazed windows, a mechanical ventilation and heat recovery system (MVHR) and solar thermal hot water. Thanks to the MVHR and hard flooring, the house is low allergen. It's spacious but unusually economical to run and is well set for the coming years. The house has an upside-down layout to make the most of the setting, with the bedrooms on the ground floor and living spaces on the first. The owners never get tired of walking upstairs in the morning and raising the blinds to take in the incredible views. With five double bedrooms and three bath and shower rooms, you have plenty of room for your guests, so you can share the joy of life here with your nearest and dearest. Guests are always wowed when they first visit and there's always something new to see. Upstairs, the main reception room is stunning and has a deck from which you can watch the wildlife. It's a practical home too, with plenty of storage, a study where you can work from home, a utility room, garden store and more.

## More Than Meets The Eye

Standing discreetly within the Old Costessey Conservation Area, the house looks rather modest and unassuming from the road. It's only when you step inside that you realise it sits snugly in the sloping plot, so what looks like a single-storey property is actually a large two-storey family home that really opens up. The gardens have been designed to be a haven for the native wildlife and slope down to the river at the end, so the views are spectacular. It's like living in your own nature reserve! You can make the most of the water, fishing in season, canoeing to Taverham Mill or to the local pub, watching the sun setting over the water, camping, stargazing, picnicking or barbecuing in the garden – there's so much to enjoy. You're on the border of a Site of Special Scientific Interest, so no powered craft can go along this stretch of the river. The owners have seen kingfishers, otters, swans, fish, crayfish, foxes, badgers, hedgehogs, deer, barn owls, dragonflies, damselflies, bees and butterflies, including a swallowtail, so whilst it's peaceful, you're never alone – it's teeming with wildlife. What a wonderful place to retreat to at the end of a busy day! How relaxing it is at weekends! What a magical place for children! Yet on a practical note, you're very close to Norwich and to shops and schools, so it's a convenient location and a great base from which to enjoy the delights of the area.





































# INFORMATION

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## On The Doorstep

Old Costessey is located to the west of Norwich with local amenities including a convenience store with a post office, a hair salon, churches, public houses and a school. It is also close to the Longwater development which includes a Sainsburys supermarket, M&S Food Hall, Boots, Next and The Range to name but a few. Old Costessey benefits from a number of walks including Marriotts Way which is a 26 mile footpath, bridleway and cycle route which follows the route of two disused railway lines and runs between Norwich and the historic market town of Aylsham. There are also further amenities available in the neighbouring New Costessey which includes a range of shops and all levels of schools.

## How Far Is It To?

Old Costessey is located approximately 14 miles from Dereham and 5 miles from Norwich. Within such close proximity to Norwich city centre, there is a large array of cultural and leisure facilities nearby, including Chantry Place shopping mall, bars, restaurants, theatres and cinemas. There are a number of good schools in both the state and private sectors as well as the University of East Anglia. Norwich has a main line rail station to London Liverpool Street with a journey time of 1 hour 50 minutes, also providing commuter trains to Cambridge. There is an international airport to the north side of the city and access to most major trunk roads. From the A11 Newmarket Road, Cambridge lies approximately 60 miles to the south-west and Newmarket 47 miles.

## Directions

Leave Norwich on the Drayton Road (A1067) and continue onto Drayton High Road. As you enter Drayton turn left just before the petrol station onto Costessey Lane. Follow the road around and over the bridge and this road becomes The Street. Shortly after passing St Edmunds Church, 111 The Street will be found on the right hand side.

## Services, District Council and Tenure

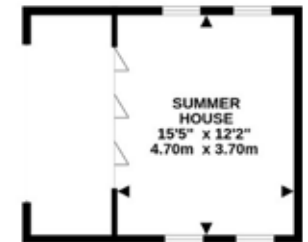
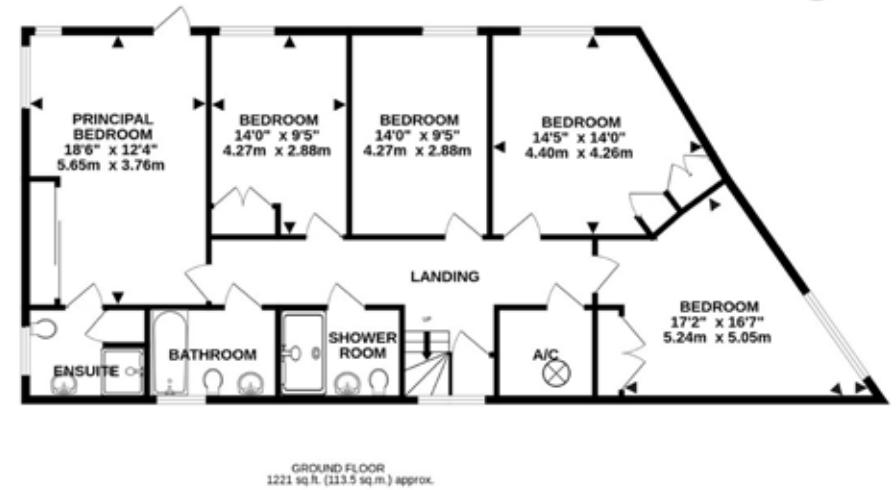
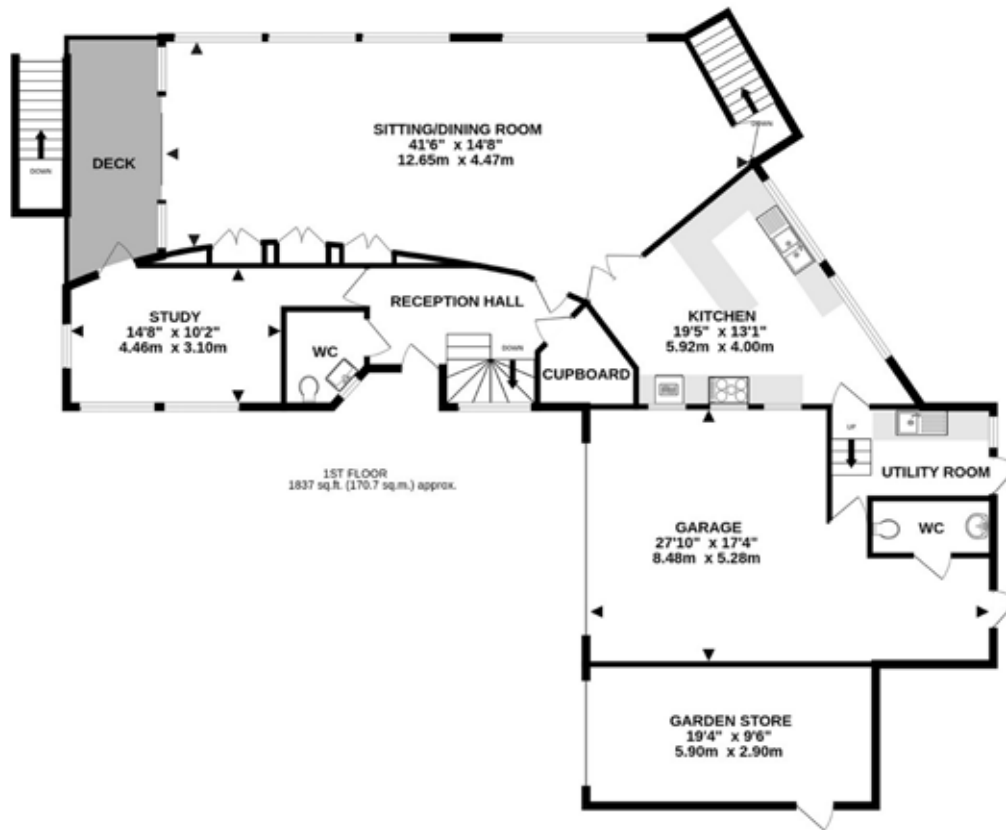
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SUMMER HOUSE  
282 sq.ft. (26.2 sq.m.) approx.

FLOOR AREA - (EXCLUDING SUMMERHOUSE) : 3058 sq.ft. (284.1 sq.m.) approx.  
TOTAL FLOOR AREA : 3340 sq.ft. (310.3 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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For a free valuation, contact the numbers listed on the brochure.





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Fine & Country Norwich  
12-14 Queen Street, Norwich, Norfolk, NR2 4SQ  
01603 221888 | [norwich@fineandcountry.com](mailto:norwich@fineandcountry.com)

