

# EXCEPTIONAL

by **propertyladder**



STONEBRIDGE ROAD, WITTON, NORTH WALSHAM, NR28 9BF



EXCEPTIONAL by [propertyladder](https://www.propertyladder.com)

98 Crostwick Lane  
Spixworth  
Norfolk  
NR10 3NQ

† 01603 898100  
e [sales@propertyladderladderonline.com](mailto:sales@propertyladderladderonline.com)  
w [propertyladderonline.com](https://www.propertyladderonline.com)

# Stonebridge Road, Witton, North Walsham, NR28 9BF

A beautifully presented, semi detached cottage packed with character features, close to local amenities in North Walsham and two miles from the sea!

Norfolk Country Cottage | Four Bedrooms | Semi Detached  
Kitchen – Dining Room | Two Bathrooms | Packed with Character Features

## NORFOLK COUNTRY COTTAGE!

The Old Post Office at Witton is the quintessential Norfolk Country Cottage, with some added extras. Set on a leafy country lane, surrounded by other character homes, the property, as the name suggests, served as the village Post Office, for many years. Now a handsome village home, the property is located close to not only the Norfolk coastline but also the Norfolk Broads, Norwich and a number of Market Towns.

This family sized property is not only stunningly beautiful but is also fantastically practical, boasting four bedrooms, two bathrooms, a large living room, a utility room and a gorgeous family kitchen – dining room. The mature plot also boasts a double garage and three other outbuildings that could suit a wide range of uses.

If you are searching for a character packed family home, or indeed a second home, close to all that Norfolk has to offer, this is a must see property.



# ACCOMMODATION

## Entrance Hall

Doors to:-

## Living Room 17'4 x 12'0 (5.27m x 3.67m)

With stunning feature Inglenook Fireplace, and windows to front and rear aspects.

## Kitchen/Dining Room 26'7 x 12'2 (8.1m x 3.71m)

An open space with fitted kitchen with island bench and breakfast bar and character features including beams.

## Utility 17'4 x 8'2 (5.28m x 2.49m)

Fitted units with space for appliances, door to:

## Shower Room 7'10 x 8'5 (2.39m x 2.57m)

A white suite comprising shower cubicle, high level WC, wash basin, radiator, window to rear aspect.

## First Floor Landing

## Master Bedroom 17'4 x 12'0 (5.27m x 3.67m)

Fitted wardrobes and cupboard, ceiling beams. Windows to rear aspect.

## Bedroom Two 12'0 x 10'0 (3.67m x 3.04m)

Windows to front aspect.



**Bedroom Three 11'6 x 8'10 (3.52m x 2.70m)**

Windows to side aspect.

**Bedroom Four 11'7 x 8'1 (3.53m x 2.46m)**

Windows to rear aspect.

**Separate WC**

With airing cupboard.

**Bathroom 9'3 x 8'1 (2.81m x 2.46m)**

A white four piece bathroom suite comprising of panelled bath, shower cubicle, pedestal sink and low level wc, window to rear garden.

**Double Garage 21'9 x 18'0 (6.64m x 5.48m)**

**Outbuilding 16'8 x 10'2 (5.08m x 3.09m)**

**Outbuilding 8'1 x 7'0 (2.47m x 2.12m)**

**Outbuilding 9'11 x 7'0 (3.01m x 2.12m)**



# OUTSIDE

**“A gorgeous sized plot with mature gardens and various outbuildings”**

**Gardens** – with landscaped gardens to the rear, laid to lawn with mature plant borders and shrubs.

Outbuildings including double garage.

## DIRECTIONS

From the B1150 North Walsham Road continue into North Walsham onto Grammar School Road, turn left onto Yarmouth Road right onto New Road following onto Happisburgh Road. Continue onto North Walsham Road then left into Chapel Road into the village of Witton. Turn right into Stonebridge Road where the property can be found.





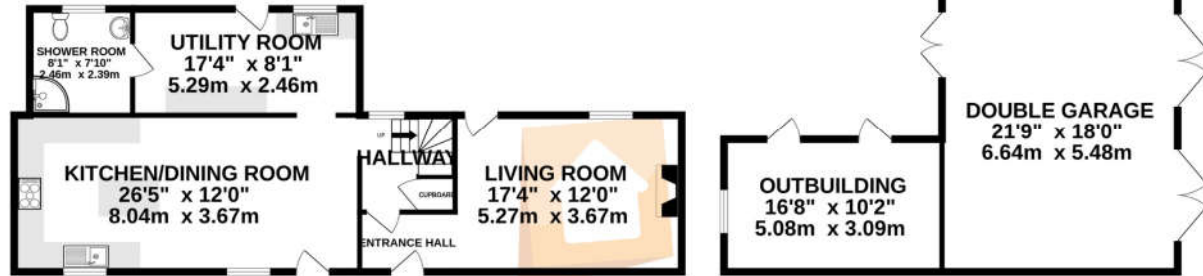
## LOCATION

Situated in a particularly attractive and remarkably unspoilt pocket of countryside, Witton is a rural hamlet located five miles to the East of North Walsham and about two miles from the sea.

This area of Norfolk is ideally situated between its famous coast, the Broads and Norwich. The locality provides a plethora of renowned gastro pubs including the Gunton Arms and the Ingham Swan and of course excellent sailing, bird watching and limitless countryside for walking and cycling. Neighbouring villages within a couple of miles of the house provide post offices, village stores and cafes.

There are two local railway stations nearby. Worstead (three and half miles) and North Walsham (five miles), both providing regular trains to Norwich and onward connecting trains to London Liverpool Street with a journey time of about one hour and 50 minutes. The major market town of North Walsham provides many amenities including supermarkets, gyms and a petrol station.

**GROUND FLOOR**  
1497 sq.ft. (139.1 sq.m.) approx.



**1ST FLOOR**  
817 sq.ft. (75.9 sq.m.) approx.



**TOTAL FLOOR AREA : 2314 sq.ft. (215.0 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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## To Arrange a Viewing....

98 Crostwick Lane, Spixworth, Norfolk, NR10 3NQ  
T 01603 898100 W [propertyladderonline.com](http://propertyladderonline.com)

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