



THE STORY OF

63a Yarmouth Road

Thorpe St Andrew, Norfolk

SOWERBYS



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63a Yarmouth Road

Thorpe St Andrew, Norwich
Norfolk, NR7 0EW

Historic and Characterful Grade II Listed Home

Lovingly Restored Throughout

Wealth of Period Features

Four Bedrooms

En-Suite to Principal Bedroom

Splendid Raised Gardens with Views

Idyllic Waterside Village with
Thriving Community

Highly Sought After Location

Five Minutes from Norwich

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Nestled discreetly within the idyllic and highly sought after village of Thorpe St Andrew, dating back to 1586, this enchanting home has undergone an impassioned schedule of renovation under the current ownership and now boasts 1500 sq.ft. of wonderfully warm and embracing interiors adorned with character and interest around every corner.



Beyond the gravelled driveway, the front door reveals a sanctuary of calming and welcoming that immediately leave one feeling they can decompress and leave the stresses of the outside world at the door. Whilst carrying a timeless and historic appeal, the home cleverly retains the versatility to accommodate the ever-changing demands of a modern family life. The sociable kitchen/dining room is well-equipped and perfectly balanced by the separate living room, ideal for cosy winter nights by the fire.



An ornate timber staircase leads to the first floor, home to two double bedrooms including the magical principal suite; a wonderfully proportioned room enjoying all the warm character of the exposed timbers and original brick fireplace. A beautifully curated en-suite bathroom serves this bedroom and completes a superb bedroom suite. The spacious second bedroom is well-served by the central family bathroom.



Rising to the second floor, two brilliantly versatile rooms are found. Equally capable as serving as charming bedrooms or additional receptions/studies or even hobby rooms, these top floor rooms are a wonderful space in which to make this house your home.



The elevated views from the second floor boast a very calm atmosphere...



In addition to the driveway and front courtyard, a splendid secret garden awaits behind a handy outbuilding/store. The garden is a true delight and a hidden gem. It is elevated and south facing with views over the church and river, providing a delightful area for relaxing and entertaining. There is also a further shed with mains power and lighting.



Second Floor
Approximate Floor Area
387 sq. ft
(35.95 sq. m)



First Floor
Approximate Floor Area
544 sq. ft
(50.53 sq. m)



Ground Floor
Approximate Floor Area
554 sq. ft
(51.46 sq. m)

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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Thorpe St Andrew

A CHARMING RIVERSIDE GEM BLENDING HISTORY WITH NATURE

A popular suburb, Thorpe St. Andrew, is approximately 1.7 miles from the centre of the cathedral City of Norwich, with the train station being approximately a ten minute drive away, and Norwich Airport around 15 minutes drive, via the easily accessible Northern Distributor Road.

Within Thorpe St. Andrew itself there are various facilities including a health club, an attractive river green with a delightful riverside setting, public house and small shops. A Sainsbury's supermarket is also close by. The local school is rated as outstanding.

Set in the heart of East Anglia, the historic city of Norwich has everything you would desire of a vibrant regional capital and has a real sense of history preserved. You will find a modern cultural feel with beautiful heritage, dynamic night-life, sophisticated shopping and mouth-watering restaurants. Chantry Place Shopping Centre offers high end shopping, whilst the Norwich Lanes won the great British high street of the year with its many independent and unique businesses including shops, bars, cafes and restaurants.

There are also a number of sought after schools and colleges. The River Wensum flows throughout the city and offers boat rental and various pubs situated along the river itself. Every year in May, the city hosts the Norfolk and Norwich Festival, bringing cultural and exciting acts and performances to the city.

Norwich is located approximately 40 minutes from the delightful North Norfolk coast and beautiful countryside, whilst still being a vibrant, ever evolving city.



Note from the Vendor



River Yare.

“We have loved exploring along the river in kayaks and walking to the River Green Pantry at the weekends.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref:- 8555-6924-4100-2458-4926

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: ///actual.share.ripe

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SOWERBYS

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