



Norwich House, The Green, Martham

£625,000 Freehold

Guide Price: £625,000-£650,000. Commanding an enviable position at the very heart of the picturesque Norfolk village of Martham, this magnificent detached Georgian residence, believed to date back to circa 1760, offers a rare and refined blend of historical grandeur and contemporary sophistication. Proudly overlooking the expansive village green and set on $\frac{1}{4}$ of an acre (stms), framed by sweeping lawns, wrought iron railings, and a cascading Virginia Creeper-clad façade, the home exudes timeless English elegance. Beautifully restored and thoughtfully extended, it combines exquisite period detailing—such as sash windows, decorative cornices, fireplaces, and original flooring—with luxurious modern additions including a light-filled orangery and a bespoke kitchen. With four double bedrooms, landscaped walled gardens, and a versatile coach house with conversion potential (stpp), this is a rare opportunity to acquire a landmark village home offering charm, comfort, and a truly exceptional lifestyle.

Council Tax band: E

Tenure: Freehold

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Location

The Green in Martham lies at the heart of this traditional Norfolk Broads village, offering a peaceful yet well-connected setting surrounded by open countryside and historic charm. The area is centred around an attractive village green with duck ponds and mature trees, creating a picturesque focal point for community life. Residents enjoy a good range of local amenities within easy walking distance, including a convenience store, florist, hairdresser, and a small selection of independent retailers. For families, Martham Primary & Nursery School and Flegg High Ormiston Academy provide education for children of all ages, both within a short stroll of The Green. Healthcare needs are well catered for by a local GP surgery, dental practices, and a pharmacy nearby. Public transport links are reliable, with regular bus services connecting Martham to Great Yarmouth, Norwich, and surrounding villages, while road access via the A149 offers convenient travel by car. The surrounding area boasts access to the Norfolk Broads National Park, offering scenic walks, boating, and wildlife, making The Green a desirable location for those seeking a blend of rural tranquillity and everyday convenience.

The Green

Steeped in heritage, this notable property has been lovingly preserved and sympathetically extended by its current owners, who have honoured its 18th-century origins while introducing considered modern enhancements. The result is a substantial family home of immense charm and exceptional functionality — a seamless marriage of heritage architecture and 21st-century comfort.

From the moment you approach through the double brick-built gate pillars, the property makes a captivating first impression. A shingled driveway, offering generous parking for up to 8 vehicles, leads to a coach house — a detached outbuilding with power, water, and potential for conversion to a studio, annexe, or accommodation for multi-generational living (stpp). The approach to the



Vernon Tutbury basin stand, and a shower. The family bathroom offers a four-piece suite, including a panelled corner bath and tiled shower cubicle — all enhanced with traditional detailing, including yet another fireplace, speaking to the home's heritage



Total Sqft Excluding Coach House - 2,752 Coach House Sqft - 742

TOTAL FLOOR AREA : 3468 sq.ft. (322.2 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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