

FREEHOLD



Farmhouse

# MODEL FARM HOUSE WOODPECKER WAY QUEENS HILLS COSTESSEY NR8 5HB

Offers In Excess Of

£300,000

## FEATURES

- Farmhouse
- Grade II Listed
- Three Bedrooms
- Kitchen/Dinere
- Generous Garden
- Semi Detached
- Period Features
- Sitting Room
- Stunning Bathroom
- Unique Home



# 3 Bedroom Farmhouse located in Costessey

Nestled in the tranquil corner of Costessey's Queens Hills development, this exquisite Grade II listed Victorian farmhouse, originally built in 1840, offers a unique blend of historical charm and modern convenience. With its striking red brick façade and slate roofs, this property is a splendid example of architectural elegance, featuring gabled wings and decorative barge boards that enhance its character.

Upon entering, you are welcomed by an expansive kitchen diner that sets a warm and inviting tone for the home. The cosy sitting room, complete with an exposed brick chimney breast and a wood burner, provides the perfect space for family gatherings or quiet evenings. The utility room, which also serves as a convenient downstairs cloakroom, adds to the practicality of this delightful residence.

As you ascend to the first floor, natural light floods the space through a roof light, guiding you to three well-appointed bedrooms and a stunning family bathroom, all accessed via elegant oak doors. The property boasts a stunning bathroom, ensuring ample facilities for family living.

The outdoor space is equally impressive, featuring landscaped gardens that are not overlooked, making it an ideal setting for family life. The garden includes an outdoor kitchen area perfect for the summer ahead, a lawn, a Mediterranean space perfect for a hot tub, and further decking at the rear, providing a serene retreat for relaxation and entertainment.

Conveniently located just a mile from a retail park, local shops, and schools, as well as being in close proximity to the University of East Anglia and the hospital, this farmhouse offers excellent road access to the A47 and beyond.

This exceptional family home is a rare find, and viewing is highly recommended to fully appreciate its charm and potential. Don't miss your chance to make this stunning property your own. Guide Price £300,000 - £325,000.

## Entrance/Kitchen/Dining Room

19'0 x 11'0 max

Sealed unit double glazed period style entrance door to the side, sealed unit double glazed window overlooking the courtyard and parking area. Range of period style base and wall mounted units, worksurface with inset sink, exposed brick to a display wall bringing the charm to this fantastic space. Under cupboard lighting bringing a soft light to evenings but making it a practical prep space. Integrated appliances to the far end to include oven, hob, extractor fan over, dishwasher and fridge/freezer. Opening seamlessly through to the dining area. Sealed unit double glazed window over looking the expansive landscaped rear garden. Understairs cupboard, radiator, doors to the utility room and sitting room.

## Utility Room/Wc

7'0 x 4'11

Sealed unit double glazed window to the front over looking the courtyard. Range of units, space for washing machine and tumble dryer, wall mounted gas boiler, wash hand basin and wc.

## Sitting Room

17'0 x 11'0

Sealed unit double glazed windows to both front and rear overlooking the rear garden, beautiful central feature exposed brick fireplace full height with inset wood burner on rased hearth perfect for those cosy nights in. Radiator. The

staircase also commands the room with featured newel post vertical beams with turned staircase leading you to the first floor. This room is just beautiful and you really do feel at home and part of this special period home.

#### First Floor Landing

Roof light to the stairwell with oak doors to all bedrooms and the stunning family bathroom.

#### Principal Bedroom

12'0 x 11'0

Sealed unit double glazed double aspect windows to front and side, feature panelling to main wall, radiator.

#### Bedroom Two

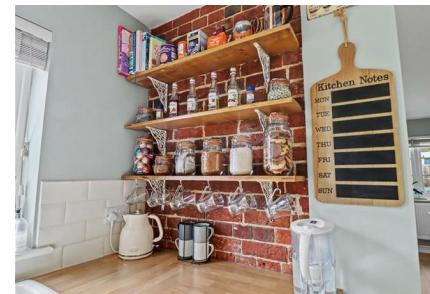
10'0 x 9'11

Sealed unit double glazed window overlooking the landscaped rear garden, and the woodland beyond and radiator.

#### Bedroom Three

11'0 max x 8'0 max

Sealed unit double glazed window to the front and radiator.





NORWICH SALES | 3 VISION PARK QUEENS HILLS, NORWICH, NR8 5HD



### Family Bathroom

This room is simply stunning with no expense spared, with period styled suite comprising of high level wc, ball and claw foot slipper bath with freestanding pillar mixer taps and shower attachment and a separate generous sized shower cubicle to the far end. The period tiling and one of our favourite colours Stiffkey blue really makes this room feel luxurious.. Radiator.

### Outside

The approach is via the shared driveway leading round to this property. Ample parking at the front with main entrance and gate to the rear garden. The rear garden has been thoughtfully landscaped by the current owners to create your own personal paradise. Separate spaces have been created yet seamlessly combine to form this wonderful country space ideal to entertain guests, relax or the children to play. From the property there is a good sized decking area with secret Mediterranean garden to the side perfect for the hot tub, and the firepit. The top corner has a relaxing dining area perfect to create the outside kitchen under the large pergola. There is a log store and shed to remain. Mainly lawned fully enclosed with the back drop of trees this couldnt be more perfect.



Call us on

01603 338433

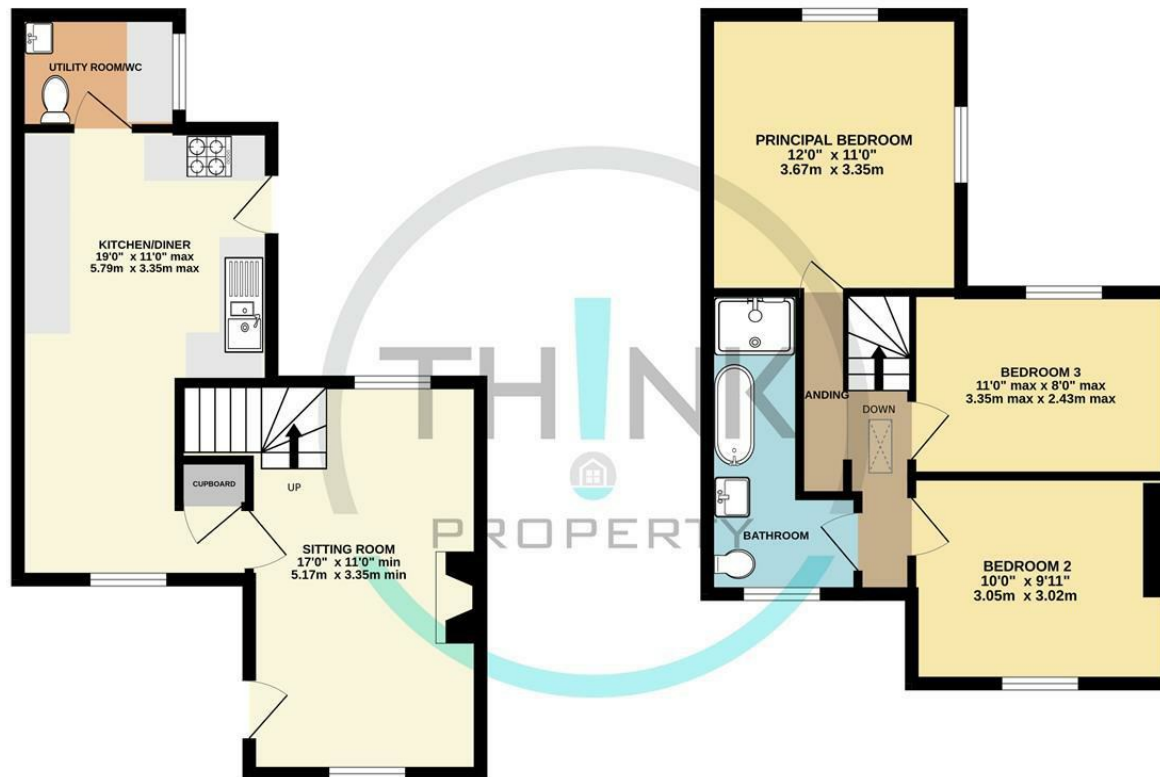
[norwich@thinkproperty.ltd](mailto:norwich@thinkproperty.ltd)  
<https://www.thinkproperty.ltd/>

Council Tax Band

C

GROUND FLOOR

1ST FLOOR



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.  
Made with Metropix ©2026

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

