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Woodview Cottage

Rackheath, NR13

"A rare opportunity to acquire a detached family home set within approximately 0.5 acres (stms) on the fringes of Sprowston and Rackheath. A home that combines space, flexibility and genuine future potential, perfectly placed for ease of access to the NDR and Norwich."

Samuel Le Good | Partner





An Exceptional Setting With Future Potential

Set back from the road and screened behind mature hedging, the property enjoys a real sense of seclusion rarely found. With scope to extend or further enhance subject to the necessary permissions, and the possibility of development potential, this is an exciting prospect for buyers looking for space now and opportunity for the future.

For Developers

For those seeking a future development opportunity, the property has previously benefitted from Planning in Principle, granted on 9 August 2021, for the demolition of the existing dwelling and redevelopment of the site to provide up to three, two-storey four-bedroom houses. Whilst this consent has since lapsed, it provides a strong indication of the site's potential and the council's previous support for residential redevelopment. Subject to the necessary planning permissions being renewed and technical details being approved, this presents an exciting prospect for developers looking for a well-positioned plot within easy reach of Norwich and the NDR. Full details can be found on Broadland Council's planning portal using reference 20211138.

The Annexe and Outbuildings

The accommodation extends to around 1500 sq ft and offers a layout that suits both family living and entertaining. A generous dual-aspect sitting room forms the main reception space, centred around a charming multi fuel burner and enjoying views across the gardens. A separate dining hall provides an excellent central space while the garden room offers an additional reception area that naturally connects indoor living with the outdoor setting,

overlooking the surrounding greenery and opening onto the garden through French doors.

The kitchen is well positioned for family use, with ample storage and integrated cooking appliances, while a substantial utility and cloakroom space adds everyday practicality and offers further scope to adapt or repurpose depending on individual requirements.

Upstairs, three comfortable double bedrooms provide excellent accommodation for family living, supported by a spacious bathroom featuring both a separate bath and a walk-in shower. The first floor also benefits from useful loft access to a boarded storage space, adding further convenience.

Grounds and Lifestyle

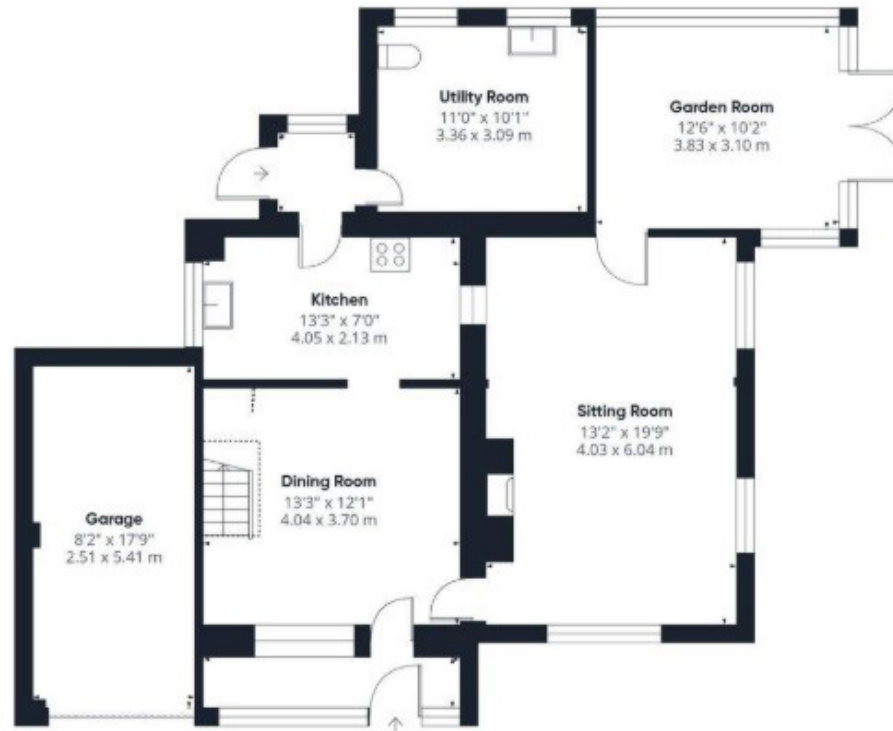
The wrap around garden is a real highlight, providing lawned areas, mature planting and established trees. A large timber workshop sits within the grounds, ideal for hobbies, storage, or those seeking a dedicated workspace separate from the house. The driveway provides ample parking and turning space, complemented by a carport and garage, with the option to create gated access if desired.

Grounds and Lifestyle

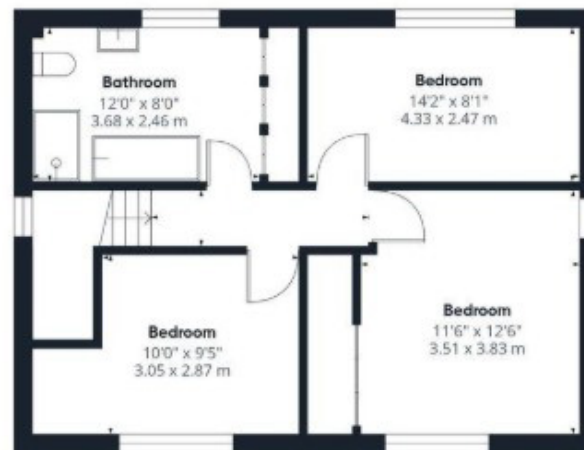
The property has benefitted from a number of valuable upgrades in recent years, including a full rewire in 2022 and a replacement sewerage treatment plant in 2023. Eco improvements have also been made, with solar panels, battery storage and iBoost to support efficient water heating, helping to reduce running costs and improve sustainability.







Ground Floor



Floor 1



Families

This is a superb setting for families wanting outdoor space without losing day to day convenience. A selection of well-regarded schools are within easy reach, including Cecil Gowing Infant School, Falcon Junior School, Open Academy and Sprowston High School. Nearby recreation options include local parks, play areas and cycle routes, with excellent access to countryside walks and green spaces around the Rackheath and Broadland area.

Location

Perfectly positioned for ease of travel, the property sits on the fringe of Sprowston and Rackheath with excellent access to the NDR, making commuting across Norfolk straightforward. Norwich city centre is within easy reach, offering a wide range of shopping, dining and cultural amenities, along with mainline rail links and an international airport. Local facilities are close by, including supermarkets, doctors, shops and pubs, alongside reliable public transport routes, a regular bus service into and out of the city from just outside the property, and a nearby park and ride, ensuring everyday life remains convenient while the home retains its rare and private setting.





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Agent's Details



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