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Wellgate Cottage

Ketteringham, NR18

A Grade II listed cottage, believed to date back to the late 1400s or earlier, set within approximately 0.22 acres in the village of Ketteringham. The house retains a strong sense of its history, with original features throughout, while offering practical and flexible living spaces suited to modern day use.





The main living space is centred around a substantial inglenook fireplace, complete with bread oven and wood burning stove. Exposed beams and textured walls run throughout, giving the house a clear sense of age and character. A small study area has been neatly incorporated within the sitting room.

The kitchen is arranged in a simple galley layout with bespoke units and timber work surfaces. A Velux window brings in natural light, and a mullion opening connects back into the sitting room.

To the rear, the garden room provides a lighter, more open space, with doors leading directly outside. A Petite Godin stove allows for year round use.

A side room offers useful additional space and is currently set up as a therapy room with an infrared sauna, though it could easily work as a utility, workspace, WC or shower room/wet room.

The ground floor also includes a bedroom and a well arranged bathroom with a four piece suite with underfloor heating.

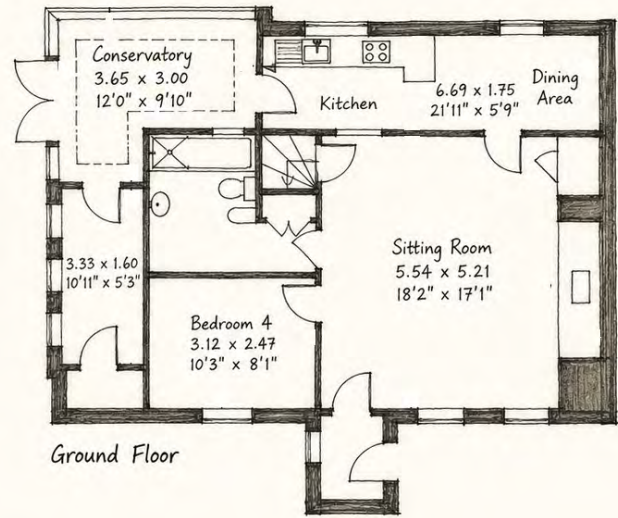
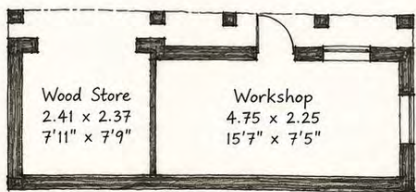
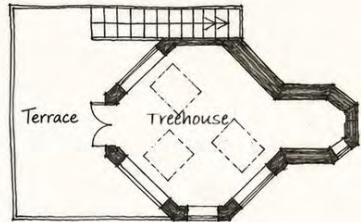
Upstairs, the rooms are modest but full of character, with exposed beams and views across the gardens. The layout includes a principal bedroom, two further rooms, and an attic space accessed via ladder, suitable for storage or hobbies.

The plot extends to around 0.22 acres and is arranged into a series of defined garden areas. There is lawn, water features, and open views towards surrounding fields and paddocks.

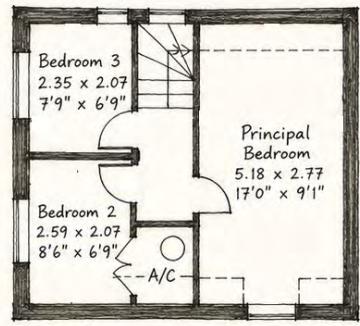
A standout feature is the elevated treehouse, complete with balcony. With power and connectivity already in place, it offers potential for a variety of uses, including workspace, guest accommodation, or occasional letting, subject to any required consents.



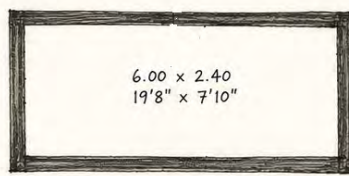




Ground Floor



First Floor



Second Floor



Location

Ketteringham is well positioned to offer the best of both rural living and connectivity. The village sits just to the south west of Norwich, with immediate access to the A11, making travel towards Cambridge, Stansted, and London straightforward.

Hethersett and the historic market town of Wymondham are both nearby, offering a wide range of shops, services, and everyday conveniences. Eaton, on the southern edge of Norwich, is also easily accessible. Both Wymondham and Eaton benefit from a Waitrose, a detail that speaks to the overall quality and convenience of the surrounding area.

Wymondham provides a direct rail link to Cambridge and Stansted Airport, adding real practicality for commuting and travel.

For those connected to Norwich's key employment hubs, the location is particularly convenient. The University of East Anglia, the Norwich Research Park and Science Park, the Norfolk and Norwich University Hospital, and Lotus Cars are all within easy reach

Access into Norwich city centre is straightforward, with the Thickthorn Park and Ride offering a simple and efficient route into the heart of the city.

Within the village itself, Ketteringham Hall Tea Room is a well regarded local spot, while the traditional village hall plays an active role in the community, hosting regular events and gatherings that give Ketteringham its strong sense of identity.

Despite this level of accessibility, the setting remains distinctly rural, with open countryside surrounding the property and a quieter pace of life at its core.

Agent's View

"This is a house with genuine age and presence, not something replicated. It has been adapted over time in a way that keeps its character intact while making it usable for modern living.

The combination of original features, outdoor space, and the addition of the treehouse makes it a distinctive and flexible home."

Samuel Le Good | Partner











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Agent's Details



Samuel Le Good | Partner

samuellegood@abbotfox.co.uk | 01603 660000 | 07915 660981 | @samuellegood

Kingsley House
2a Upper King Street
Norwich
NR3 1AH



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