



The Tollbridge, Bridge Road, Guist, Dereham, NR20 5NU



Property Features

- Detached house
- Four double bedrooms
- Stunning location & setting
- Well presented throughout
- Large kitchen diner
- Grade II Listed Toll Bridge
- Grounds of 1.5 acres (STMS)

This stunning detached four-bedroom house sits proudly alongside the River Wensum, offering the most amazing views and wildlife. The Grade II Listed Toll Bridge dating back to 1773 and has been recently sympathetically restored. Beautifully presented throughout and with spacious accommodation and extensive grounds, it really does make a most idyllic home and setting.

CANOPIED ENTRANCE

With pamment style flooring, part glazed wood panel front door and side panels to:

RECEPTION HALL

Radiator, arched display recesses to both sides, glazed panel door to

SITTING ROOM

18' 11" x 13' 4" (5.77m x 4.06m) Two radiators, stairway to first floor, double glazed French doors to outside, panel door to inner lobby. Opening to



DINING ROOM

15' 10" x 10' 3" (4.83m x 3.12m) Two radiators, windows to side, one of which is double glazed.

INNER LOBBY

Built in cloaks cupboard, glazed panel door to

SHOWER CLOAKROOM

8' 10" x 6' 2" (2.69m x 1.88m) Tiled shower cubicle with Main shower, pedestal wash hand basin, WC, radiator, window to side, extractor unit.

INNER HALL

9' 4" x 6' 3" (2.84m x 1.91m) Sealed unit double glazed window to side, glazed door to

LOUNGE

40' 7" x 21' 11" max 11' 6" min (12.37m x 6.68m) Two fireplaces at each end of the room, one of which offers a wood burner to brick fireplace with raised pamment hearth and timber bressumer beam over, the other brick fireplace offers electric log-effect fire, four radiators, windows to sides and rear, exposed beams, double glazed feature windows to the rear and side which offer fantastic views to the garden and River Wensum beyond.

STUDY

10' 3" x 6' 3" (3.12m x 1.91m) Radiator, window to side, opening to walk-in cupboard area.

KITCHEN/BREAKFAST ROOM

23' 7" x 21' 3" (7.19m x 6.48m) Fitted comprising polish stone work surfaces with matchings splashbacks including island unit inset within the work surfaces, one and a half



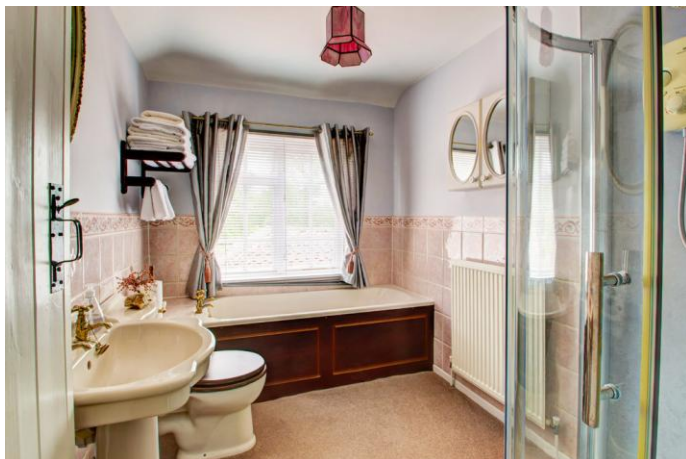
bowl sink with mixer tap, oil fired Aga, range of base and eye level panel units, integral dishwasher, space for cooker, window to front, double glazed Velux window. Glazed door to outside. Opening to Sun lounge. Glazed panel door to

UTILITY ROOM

15' 11" max x 8' 3" min x 10' (4.85m x 2.51m) Stainless steel single drainer sink unit, tiled floor, radiator, plumbing for automatic washing machine, oil fired boiler, walk-in cupboard.







SUN LOUNGE

19' 2" x 13' 1" (5.84m x 3.99m) Wood burner, tiled floor, radiator, sealed unit double glazed windows to sides and rear, two sets double glazed French doors to rear garden.

FIRST FLOOR LANDING

Two sealed unit double glazed windows to side.

MASTER BEDROOM

21' 9" x 13' 5" (6.63m x 4.09m) Two radiators, sealed unit double glazed windows to side and rear, fitted range of wardrobes incorporating dressing unit and cupboards over. Door to

EN-SUITE BATHROOM/SHOWER ROOM

10' 9" x 7' 11" (3.28m x 2.41m) White suite comprising panel sided bath, separate corner shower cubicle with mains shower, pedestal wash hand basin, WC, radiator, part tiled walls, sealed unit double glazed window to front.

BEDROOM 2

12' 3" x 11' 6" (3.73m x 3.51m) Radiator, windows to both sides, one of which is sealed unit double glazed offering fine views to rear.

BEDROOM 3

13' 7" x 9' 1" (4.14m x 2.77m) Radiator, window to side, views to river.

BEDROOM 4

12' 4" x 9' 3" (3.76m x 2.82m) Radiator, window to side, views to river, loft access, built in cupboards.

BATHROOM

9' 1" x 6' 7" (2.77m x 2.01m) Coloured suite comprising panel sided bath, shower cubicle, electric shower attachment, pedestal wash hand basin, WC, radiator, part tiled walls, window to side.

OUTSIDE

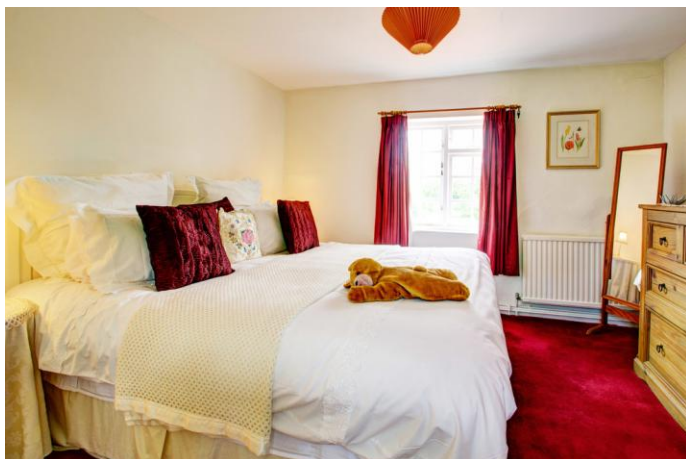
The property is approached via a large shingle driveway enclosed by a timber five bar security gate leading to ample off-road parking. The well established front garden is mainly laid to lawn with mature trees and shrubs and a river with bridge. The delightful rear garden is also mainly laid to lawn with extensive patio areas and timber outbuildings. A stunning feature of this property is the Wensum River which runs alongside the property with the Grade II listed Toll Bridge dating back to 1773 which has recently been restored. The garden offers an abundance of wildlife, established trees and shrubs.

AGENTS NOTES

Services: Mains water, electricity and drainage are connected. Oil fired central heating.

Council Tax Band: G

EPC rating: F





GROUND FLOOR
APPROX. FLOOR
AREA 2386 SQ.FT.
(221.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1005 SQ.FT.
(93.4 SQ.M.)

THE TOLLBRIDGE, BRIDGE ROAD, GUIST NR20 5NU
TOTAL APPROX. FLOOR AREA 3392 SQ.FT. (315.1 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. 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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