



THE STORY OF

Boat House

East Bilney, Norfolk

SOWERBYS

S

THE STORY OF

Boat House

Church Road, East Bilney, Norfolk
NR20 4HN



Beautifully Presented Bungalow

Bright and Spacious Receptions

Luxurious Kitchen and Bathrooms

Three Double Bedrooms

Glorious Landscaped Gardens and
Private Woodlands of 5 Acres (stms)

Tranquil Village Location



SOWERBYS DEREHAM OFFICE

01362 693591

dereham@sowerbys.com



“A beautiful bungalow
in the most glorious location.”

During their ownership, the present owners have meticulously renovated the property to provide a superb family home, both inside and out.

A recently upgraded kitchen showcases a range of shaker style cabinets, capped in Earthstone worktops, and a full suite of modern appliances. A peninsular subtly divides the kitchen from an open plan dining room which features lovely original Norfolk pamment tiles. This

special room not only enjoys dual aspects over the gardens, which creates the perfect entertaining and sociable space, but also has doors to access the lovely kitchen garden just outside the property.

Neighbouring the kitchen is a bright and spacious sitting room with doors onto the garden and a feature fireplace. It is here that the current vendors love to sit on colder days and watch the wildlife which walks past the large sliding doors.



From the central hall, with the wonderful pamments tiles making another appearance, is a wing of bedrooms.

Each bedroom is a generous double with the primary featuring large fitted wardrobes. The third bedroom is a versatile room which can provide the ideal study/den space. The second bedroom has sole use of a newly fitted modern en-suite, whilst the other two bedrooms are served by a well-appointed, family sized bathroom with large walk-in shower.

The Boat House is set in a glorious plot measuring approximately 5 acres (stms) in total, with a lovely mix of landscaped gardens and private woodlands - even including its own waterfall.

Having been extensively re-designed by the present owners the garden area provides a wonderful environment that the property enjoys.

The formal gardens are set on two sides, divided nicely by a bubbling stream and surrounded from the rest of the property by a post and rail fence. The far bank is accessed by a hand-crafted wooden foot bridge, of which a family of kingfishers are known to congregate on. The gardens feature shaped lawns flanked by mature and well-stocked shrubs and flowering borders and - as previously mentioned - a kitchen garden.

A well placed paved terrace is linked by shingle pathways and allows for entertaining - or enjoying the sun throughout the day. It is here, by the stream, that the current vendors will use any excuse possible to invite family and friends over for a barbecue.





As we venture deeper into the woodlands it is here that the property really comes in to its own.

The current vendors have cut a path to walk the grounds which meanders under the canopies of some beautifully old trees to the edge of the property and then follows the creek back towards the house. As we do so, a hidden location opens in front of us and is laid to lawn - a spot this family's grandchildren love to play in and hang-out at when they come to stay.



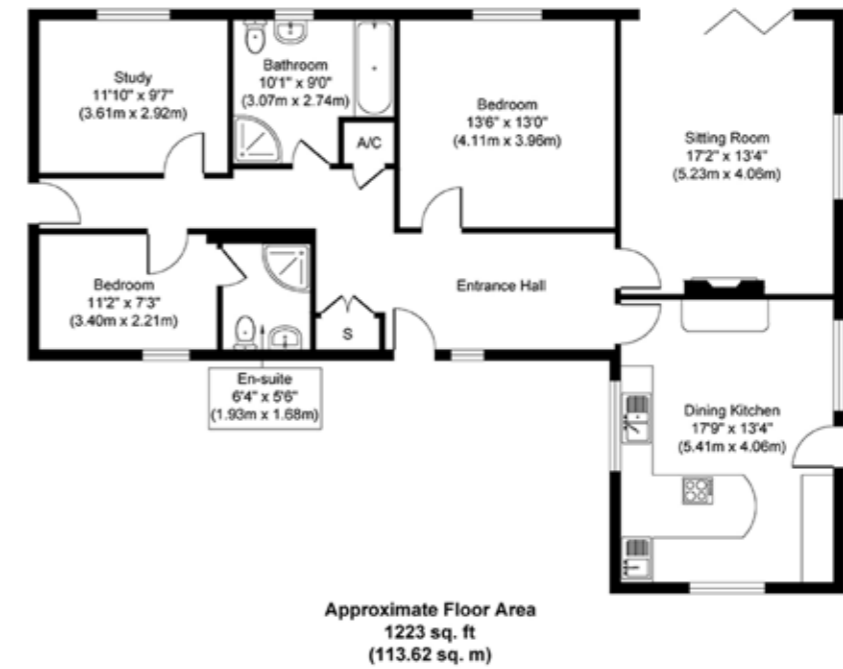
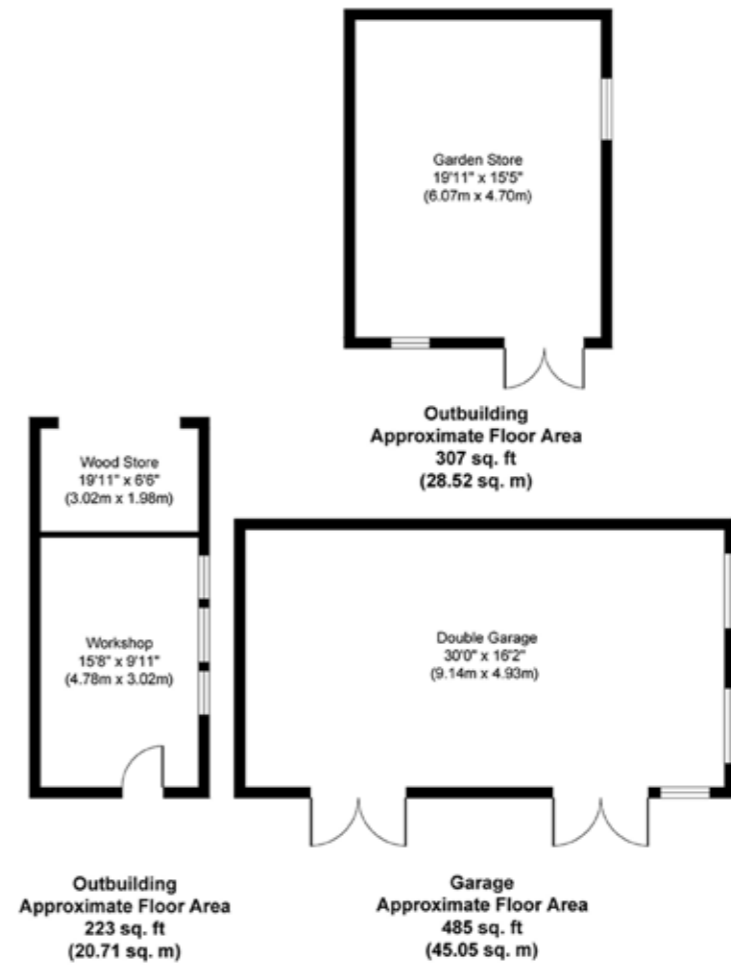
“The joys of this home, especially its outdoors, are best spent in the company of friends and family.”

The home also benefits from a paddock, a range of timber frame outbuildings and parking for several cars on the large shingle driveway. There is, for those who would like this, potential to create a large cart shed to this side of the property.



The Boat House commands a delightful rural position in the pretty Norfolk village of East Bilney. Whilst making the most of village life, the property is conveniently close to the market town of Dereham, the cathedral city of Norwich and the glorious heritage coastline that north Norfolk is so famous for.





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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



ALL THE REASONS

East Bilney

IS THE PLACE TO CALL HOME



With a local medieval church and a community spirit, East Bilney is popular Norfolk location.

The local Medieval church of St Mary is a grade II listed building which was restored and largely rebuilt in Victorian times. A stained-glass window is dedicated to the memory of martyr Thomas Bilney who was born in the village in 1495. The village sign is copied from this window.

The village is situated approximately seven miles south of the market town of Fakenham and six miles north west of Dereham, both of which have regular farmers markets and excellent shopping facilities.

Nestled in the Brecklands, in the heart of the county, Dereham is a classic country market town and an architectural haven with plenty of

Georgian gems set on generous plots, blended with more recent developments.

Mentioned in The Domesday Book, Neolithic and Iron Age relics have been discovered in the area and the town is believed to lie on an ancient road with 1,000 Roman coins discovered nearby in 2004. The town's recorded history dates back to 645AD when a monastery was founded by St Withburga and the town is said to derive its name from a miracle by the saint.

In the eighth century, it is said that the youngest daughter of Anna, King of East Anglia, prayed for a miracle during a famine and two deers appeared every day to provide milk for the nunnery she had founded. When a huntsman tried to snare the deer, he was thrown from his horse – believed to be an act of divine retribution – and killed. The hunt is depicted on a town sign at the entry to Butter Market from the High Street.



Note from the Vendor



“We live in such a fantastic and tranquil location. It is so private.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Drainage to a waste treatment plant.
Oil fired central heating. High-speed broadband.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 9515-2847-7404-9607-2635

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL