



Heron's Marsh
Beerlicks Loke | Surlingham | Norfolk | NR14 7AN

FINE & COUNTRY

WATERSIDE SETTING



“Totally hidden from the road and only visible from the river,
if you’ve always fancied life by the water, then this is the place that’s sure to deliver.
There’s work to be done here but it’s surprisingly accessible, a real retreat but so close to the city.
Views of the marina and out over the marshes – a magnificent outlook and location so pretty.”







- A Timber Framed Detached Bungalow situated in an Amazing Setting with River Frontage and Moorings
- The Property is in need of Complete Modernisation or Total Re-Development
- Four Bedrooms and Three Bathrooms/Shower Rooms
- Kitchen with Separate Utility; Sitting/Dining Room
- Three Bay Cart Lodge with Attached Garden Store and Two Storage Rooms
- Boat House/Outbuilding
- Beautiful Gardens and Pond, All Set in approx. 3.5 acres (stms)
- The Accommodation extends to 1,668sq.ft
- Energy Rating: E

What a find! This waterside home can be found down a long private drive in the popular village of Surlingham, just outside Norwich. It sits in well over three acres of grounds, with spectacular views out over the river and across the nature reserve beyond. There's so much here to enjoy and the property itself has huge potential, with the chance to update it to suit your taste. There aren't many properties in locations like this – don't miss out!

At One With Wildlife

The house stands alone at the end of a long private drive, looking out over the marina to one side and the Mid-Yare Nature Reserve to the other. The latter covers almost 800 hectares of peatland, managed by the RSPB. Within its boundaries you'll find a variety of habitats, including fen meadows and alder-willow woodland. These are home to the swallowtail butterfly, marsh harriers, Cetti warblers, lapwing, geese and more, so you'll be treated to some magnificent sights and unusual wildlife from your vantage point by the river. It's also the ideal location if you love to head out on the water, whether to sail, kayak, paddleboard or row. You'll have ample opportunity here, living on the water's edge and having your own frontage and wet dock.

Enormous Potential

The property itself could do with some updating and renovation, but the position and size of it make this a project that would be enormously satisfying and would provide you with a magnificent home in which to put down roots and enjoy the idyllic surroundings. Currently, the single-storey property has four bedrooms, all of which are doubles and three of which look out over the river. The master has a walk-in wardrobe and en-suite bathroom, and one of the other bedrooms also has an en-suite, while the other two share a family shower room. The entrance hall takes you into the kitchen, from where you can turn left into the bedroom wing or right, which is open to the reception room. This means that when you're sitting up at the breakfast bar, you can still be part of what's going on in the sitting room. This is a large, triple aspect room with a beamed ceiling and feature fireplace. The highlight is the stunning view out over the river, framed by sliding doors to make the most of the outlook.

Well Connected

Make this your home and you won't want to leave, but when you do need to get out and about and you can tear yourself away from the view, you're very conveniently situated. There's a pub just along the river and a restaurant over the other side by the marina, as well as a popular patisserie just down the road. You'll find another nature reserve, Wheatfen Broad, close by and the village has a primary school, recently rated 'Good' by Ofsted. There's a local vineyard (perhaps not an everyday amenity!), several farm shops, a choice of supermarkets – and of course Norwich itself, which is under 20 minutes' drive from here to the centre.









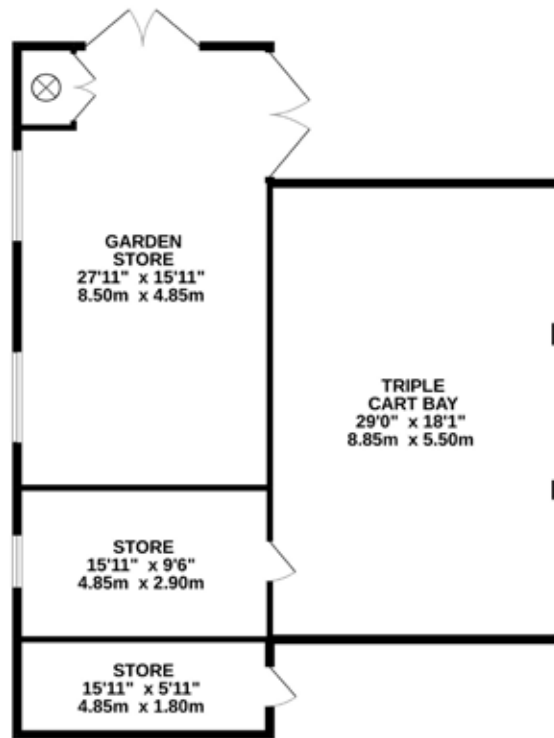




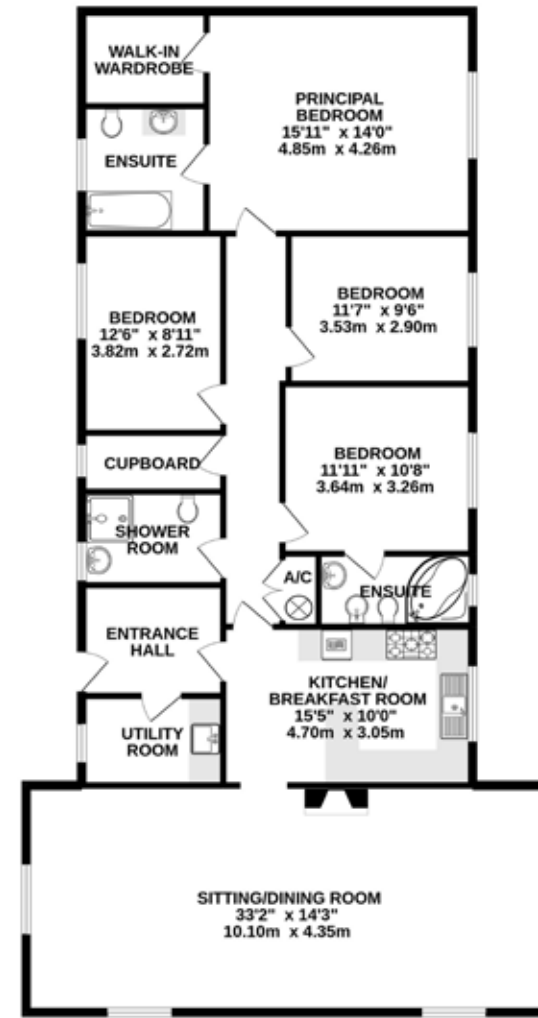








OUTBUILDING
1210 sq.ft. (112.4 sq.m.) approx.



GROUND FLOOR
1668 sq.ft. (155.0 sq.m.) approx.

TOTAL FLOOR AREA : 2878 sq.ft. (267.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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On Your Doorstep...

Heron's Marsh is situated in the village of Surlingham which offers a village shop with post office, two pubs, sailing club, primary school (Ofsted rating good). There is a bus service to Framingham Earl High School and regular bus services to Norwich and Loddon. There is also another local shop in nearby Rockland St Mary. Surlingham Broad give access to the Norfolk Broad network. There is an active community with many events organised throughout the year.

How Far Is It To...

The Cathedral City of Norwich is a short 7 mile drive to the west and provides a full range of cultural and commercial amenities, including a mainline train link to London Liverpool Street. Loddon is a nearby market town offering further shops and facilities and can be reached in under 20 mins.

Directions

Leave Beccles towards Norwich on the A146 for approx. 11 miles and until you see the signpost for Rockland St Mary and turn right onto Back Lane. At the end of the road turn left onto Hellington Hill. At the end of this road, take a right hand turn and then an immediate left onto Run Lane. At the end of the road keep left onto Bramerton Lane and next right onto Cross Lane. Take the next right onto Holloway Road. At the end of this road turn left onto Mill Road and then right onto The Green. At the end of this road, turn left onto The Street. When you reach a Brick Barn called 'The Croft' take a right hand turn onto the lane opposite until you reach a fork in the lane. Take right hand side of the fork and the property will be found at the end of the drive.

What Three Words Location - civic.broker.intrigues

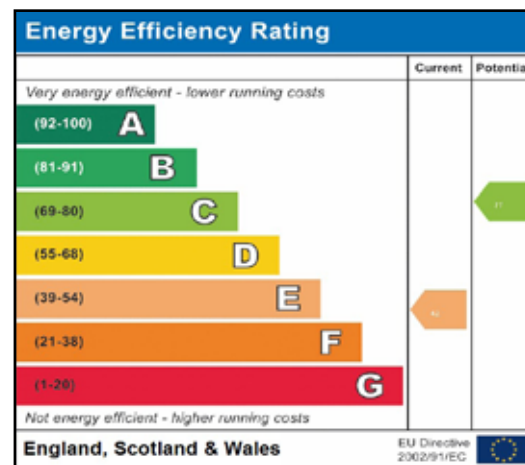
Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint this property's exact location.

Services, District Council and Tenure

Electric Heating. Private Water via Bore Hole, Private Drainage
 South Norfolk Council - Council Tax Band D
 Freehold



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