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THE STORY OF

Bears Grove Cottage

Salhouse, Norfolk

SOWERBYS



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Bears Grove Cottage

Salhouse, Norwich,
NR13 6NJ



Secluded Setting Surrounded By Woodland

Situated Within Grounds Extending
Over Half an Acre (STMS)

Stunning Interiors

Highly Flexible Accommodation

Superb Entertaining Space

Established Gardens with Substantial Terrace

Double Garage and Parking for Several Cars

Outstanding Detached Cinema Room/Golf Simulator

Convenient for Norwich and the Norfolk Broads



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“Space, privacy and surrounded by woodland walks.”

Located at the head of a shared private road, and behind timber gates, is Bears Grove Cottage. Surrounded by woodland, with wonderful bluebell displays, the cottage enjoys seclusion and privacy, yet has an open aspect over fields to the front.

It's believed that the name derives from a circus that visited Norwich in the 1930s, which included exotic animals such as bears. After the performances, the bears

were transported back to the location of where Bears Grove Cottage stands today.

Originally two estate cottages, the property has been substantially extended and now provides a spacious and highly versatile home. With five bedrooms, three bathrooms and two internal staircases, the layout is perfect for when guests come to stay, giving them their own wing on the first floor.





After purchasing the cottage, the current custodians renovated the home and have taken the interiors to another level.

From the moment you step through the front door there is a feeling of luxury. The attention to detail throughout is outstanding, with a comfortable and relaxed feel worthy of any interior homes magazine.

The ground floor is very flexible and can easily be adapted to suit the needs of different buyers. The library and superb office would make working from home a real pleasure.



“The house was a blank canvas in need of updating... its really been transformed.”

Listen to the crackle of the fire in the triple aspect sitting room, or take a seat in the dining room and soak up the garden views, this substantial home has it all. The bespoke kitchen even has the name of the house carved into the drawers.





In addition to the house, the current Owners have created the ultimate leisure zone with a detached cinema room/golf simulator. For those wanting to enjoy a film on the big screen with popcorn and privacy then it does not get much better, but the golf simulator is what sets it apart.

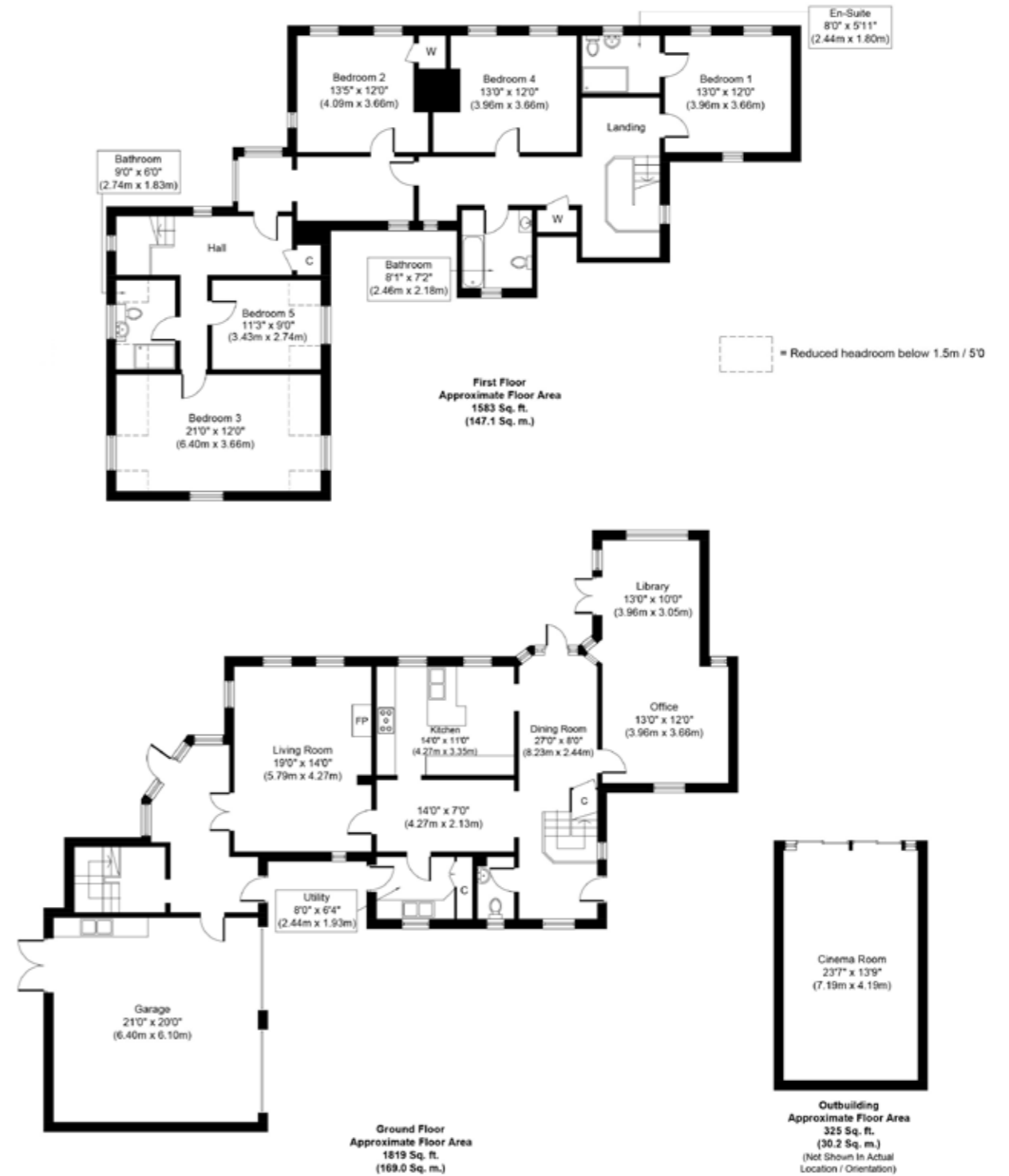
“The ability to play the world’s top golf courses from the comfort of your own home is a true delight.”

Situated within grounds extending over half an acre (STMS), and well-located for Salhouse Broads and the Norwich city centre, whilst still retaining its rural feel, Bears Grove Cottage is faultless.





“The office and dining room both have stunning views of the garden and woodland.”



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

Salhouse

IN NORFOLK
IS THE PLACE TO CALL HOME



Situated a short commute away from Norwich with its many amenities, Salhouse is renowned for its boating culture.

Standing on the river Bure, the village shares its many attractions with the neighbouring village of Wroxham. Whether on the water or congregating in the pubs and restaurants on offer, there is something that will capture the heart of everyone. If you choose to hire a boat, you can travel at a leisurely pace along the broads and moor up at one of the local pubs. The Ferry Inn at Horning serves food all day and offers a fantastic outdoor space and plenty of mooring.

If you would rather stay on dry land, you can head to the park at the recreation ground, wander through the riverside park in Hoveton and feed the ducks, enjoy afternoon tea at one of the quaint tea rooms or simply sit and watch the boats go by.

The popular village pub, The Bell, has recently come under new ownership and is in the process of being refurbished ready for opening its doors again.

The Bure Valley railway, which started in 1900, begins its journey in the centre of Wroxham. Both a steam and diesel train run the 18 mile round trip, taking you on a tour of pretty Norfolk villages and ending in Aylsham.

A fun family day out can be had at Wroxham Barns, where crafts activities and a Junior Zoo are two of the many activities to enjoy, finishing off with a piece of homemade cake or perhaps a Norfolk brewed cider. For sailing enthusiasts, the Norfolk Broads Yacht Club is situated close by, offering a large club house, ample mooring and many organised events for both members and guests.

A gem in the Norfolk countryside, Salhouse offers plenty to see and do, whilst being easily accessible by car, train, bus and perhaps even boat from Norwich and the coast.



Note from the Vendor



Salhouse Broads

“It’s incredible how you can be in the city one moment, and minutes later you are by a body of water watching the boats and swans.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Heating via oil central heating. Septic tank drainage.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

E. Ref:- 2300-0267-0422-5293-3973

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.

LOCATION

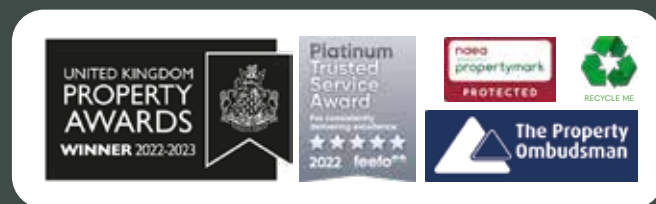
What3words: ///dressy.foods.flick

AGENT’S NOTE

The property has a right of way over the lower part of the access road to the private driveway. Any alterations need to be approved by Wroxham Farms and no commercial operations can be conducted at the property.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm’s employment has the authority to make or give representation or warranty in respect of the property.

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