



Broad Farm
Boat Dyke Lane | Acle | Norfolk | NR13 3AZ

BROADLAND BEAUTY



“If you love the water, the wildlife and the tranquility of the Norfolk Broads, you’ll love the location of this very unusual property. With river frontage and a private mooring, plus far-reaching views across the marshes to the south, this is a home that’s a true haven.

The way it’s currently configured is hugely adaptable, offering two three-bedroom homes or one larger property. Down a quiet lane but walking distance from the centre of Acle, you have everything you need right on the doorstep. Which is just as well – because once you’re here, you won’t want to leave!”



KEY FEATURES

- A Detached Family Home with River Frontage and an Annexe in the Village of Acle
- Three Bedrooms; Family Bath/Shower Room
- Kitchen with Ground Floor WC
- Sitting/Dining Room
- The Annexe has Three Bedrooms, Kitchen/Diner, Sitting Room and Shower Room
- The Property sits in an Amazing Location with River, Field Views and Private Mooring
- Large Lawned Garden with Wildlife Pond
- Plenty of Parking
- The Accommodation extends to 2,128sq.ft
- Energy Rating: E

This one-off property offers two homes in one, so it's ideal for larger families, for multi-generational living, or as a home with an adjacent annexe or rental. The south-facing gardens extend to around a third of an acre, with views out over the surrounding farmland and countryside and there's plenty of wildlife to enjoy, both on the water and in the garden.

A Bespoke Build

The property was built in 1997 by the owner as his own home, so everything was done to a high standard with quality materials and a careful finish. He added the annexe a few years later with the aim of renting it out and it's been very popular as both a long-term home and holiday let. This is a quiet spot, down a little lane leading out of Acle to the river. The only traffic that passes you here is heading for the neighbouring house or the farm beyond.

Two In One

The main and original part of the property consists of a very spacious main reception room with plenty of space for both seating and dining. Built in a cottage style, but with larger proportions, the flooring is terracotta tile, there are beams overhead and you have a handsome fireplace, so it's nice and cosy in here. The solid wood kitchen has a butler sink and plenty of storage and preparation space, with two windows to the south, so you have a lovely view down the garden while you're washing up! The family bathroom is off the sitting room, whilst on the first floor you have three good-size bedrooms, so you could convert one of these to an upstairs bathroom if desired.





KEY FEATURES

The Annexe

There's a door from the main house to the annexe, enabling you to use this as one large family home or two separate residences. The annexe has a sitting room, kitchen diner, ground floor shower room and two ground-floor bedrooms, with the third bedroom upstairs.

Idyllic Yet Convenient

Step outside and you can soak up the sun on the south-facing patio. The garden is mainly laid to lawn and can be divided into two if you want each part of the property to have its own private outdoor space. The plot is bordered by hedges and trees, so you're very secluded out here. At the bottom of the garden is a large wildlife pond – easily fenced but attracting plenty of wildlife. The owner has seen kingfishers, otters, herons, hares, deer and more in the garden and the surroundings. There are often shire horses in the nearby fields too, so it truly is a lovely spot. Take a walk down the road and in just ten minutes you'll be in the heart of Acle. You have it all here – schools, shops, pubs, a Post Office, doctors' surgery and more, so you never need go far for anything. There are even sports facilities, including bowls, cricket and football. Transport links are excellent, thanks to the regular buses and the train station, while proximity to the A47 makes it easy to get out and about across the wider













THE ANNEXE

















INFORMATION



On The Doorstep

The town of Acle is just over half a mile from the property with schools, shops, pubs, restaurants, a medical centre, post office, library, train station and a weekly market (visit www.acle-village.info for more information).

How Far Is It To?

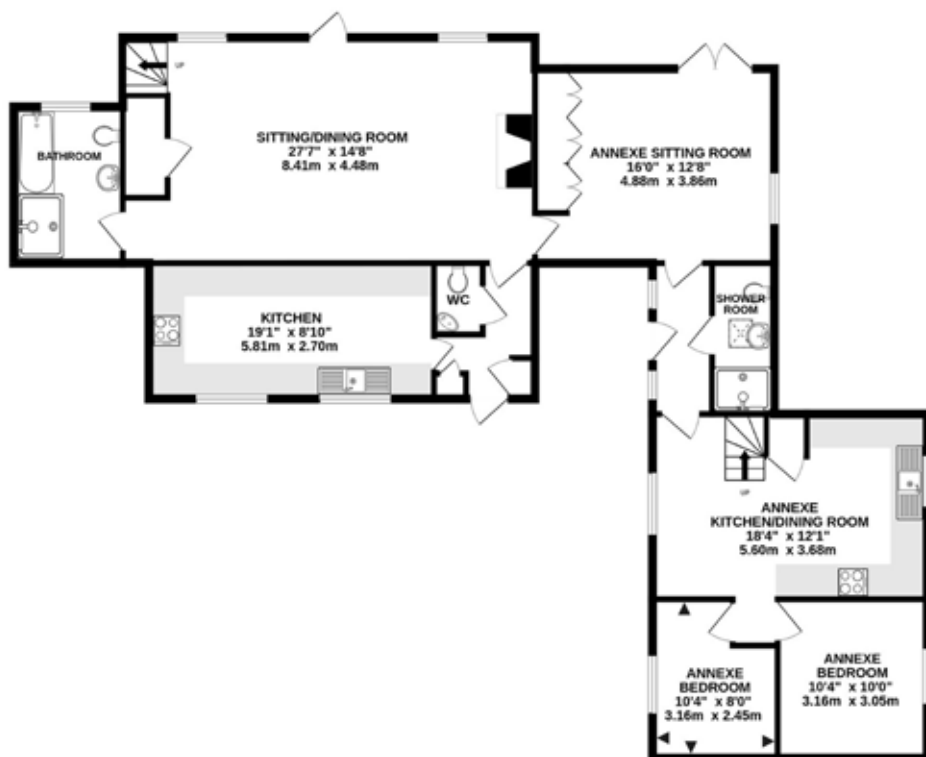
Acle lies in between Norwich, which is approximately 15 miles west, and Great Yarmouth, approximately 8 miles east. Norwich offers all that you would expect of a county capital with a wide variety of cultural and leisure facilities, a main line rail station with links to London Liverpool Street and an international airport. There is also a selection of good schools in both the public and private sectors as well as the University of East Anglia. On the other hand, Great Yarmouth boasts 5 miles of sandy beaches. The sea front offers the Marina and Sea Life Centre amid a wide variety of shops and tourist attractions.

Directions

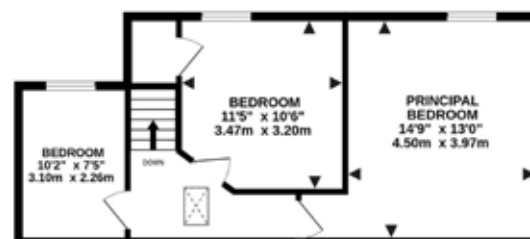
Leave Norwich on the A47 Southern by-pass heading towards Great Yarmouth and follow the signs for Acle. At the Acle roundabout take the 2nd exit onto the A1064 signposted Caister on Sea and Hemsby. Turn right on to Boat Dyke Lane at the Hermitage. Follow the Lane all the way to the bottom and the house will be clearly sign posted by a Fine and Country For Sale Board.

Services, District Council and Tenure

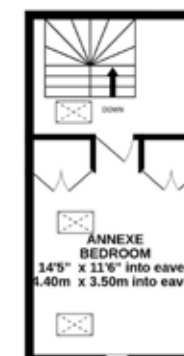
Gas Central Heating, Mains Water, Private Drainage via Biotank
Broadland District Council – Council Tax Band C
Freehold



GROUND FLOOR
1391 sq.ft. (129.2 sq.m.) approx.



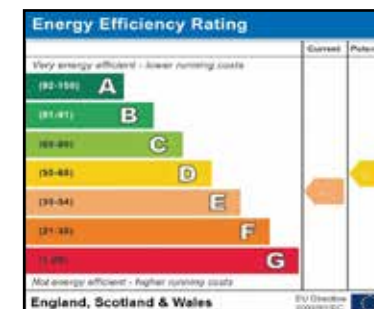
1ST FLOOR
737 sq.ft. (68.5 sq.m.) approx.



TOTAL FLOOR AREA : 2128 sq.ft. (197.7 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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