



THE STORY OF

Campbell Cottage

Wroxham, Norfolk

SOWERBYS



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Campbell Cottage

Beech Road, Wroxham,
NR12 8TW

●

Distinguished Waterside Home

Impeccably Presented Throughout

Over 6,000 Sq. Ft. of Breath-taking and
Functional Accommodation

Open-Plan Living Options

Five Double Bedrooms, Three En-Suites

2.5 Acres (STMS) of Enchanting Grounds

Extensive Moorings and Quay Heading

Direct Access to River Bure

Detached Triple Garage

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SOWERBYS NORWICH OFFICE

01603 761441

norwich@sowerbys.com



“With the mooring at the end of the garden and the endless waterways accessible, any troubles stay behind.”

A journey down Beech Road will see you in the company of the finest riverside homes to be found in the area, amongst the most distinguished of which is Campbell Cottage; a show-piece character home boasting over 6,000 sq. ft. of fastidiously renovated accommodation, sitting amongst an enchanting plot of 2.5 acres (STMS) with sprawling manicured lawns and extensive landscaped moorings.

Any stresses and strains of modern day life are sure to be left at the gate, as the tree lined approach reveals the timeless elevations awaiting at the bottom of the sweeping driveway. An embracing

entrance hall pops with all the character and warmth of a prestigious period home, as reams of natural light bounce off the parquet flooring and illuminate the decadent architraves, cornicing and ceiling roses.

At the heart of the ground floor is the kitchen, designed by Delia Smith and perfectly suited to opulent entertaining alongside a brilliantly functional space for busy families. A wealth of fine bespoke cabinetry is topped with Ogee edge granite and houses a full complement of appliances, whilst the large island gives way to a generous informal dining area.





In keeping with the social modernity, the interaction between the living room and formal dining room is inspired; both enjoy firm definition of their own whilst retaining just enough open-plan design to work together as a stunning pair of receptions when needed. A separate, more intimate family room provides essential balance to these grand open-plan receptions.

Elsewhere on the ground floor, the versatility on offer at Campbell Cottage quickly becomes evident, with numerous options for studies, ground floor bedrooms, additional receptions, gyms, and even a wet room with a sauna. Whilst retaining the timeless appeal of a historic home, the ability for Campbell Cottage to accommodate even the most demanding of modern family requirements is difficult to overstate.

The first floor is home to no less than five superb bedrooms. A lavish principal suite boasts both a large dressing room and luxurious en-suite, whilst two further guest bedrooms enjoy equally indulgent en-suites of their own. Two further large doubles bring the count to five and are both well-served by the central family bathroom.





Without a doubt, one of the most memorable features of this home is the enchanting grounds in which it sits.

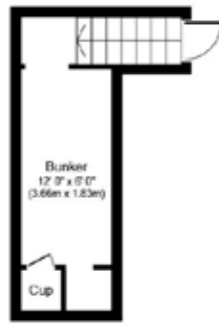
Extending to almost 2.5 acres (STMS), an oasis of manicured lawns interspersed with majestic mature trees, feature multiple dining terraces ideally positioned to make the very best of the all day sunshine, listening to little more than the rustle of leaves as the dappled shade dances in the breeze.

“The area remains timeless, and you sense the tranquillity as soon as you approach the front gates.”

The sprawling lawn provides space for all the family to stretch the legs, or to host memorable garden parties with the bottom of the garden revealing perhaps the ace card of this home; an extraordinary array of landscaped moorings with immaculate quay heading and a meandering boardwalk leading to an island mooring.

Finding a better place to decompress and absorb the comforting pace of life by the water would be a tall order indeed.

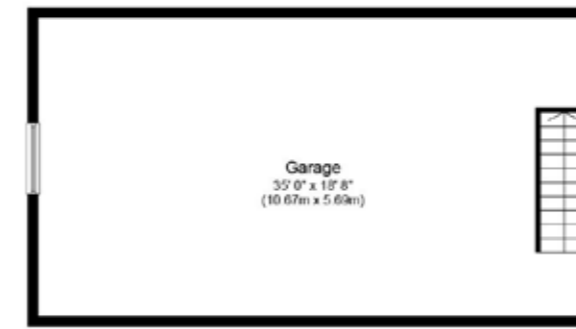




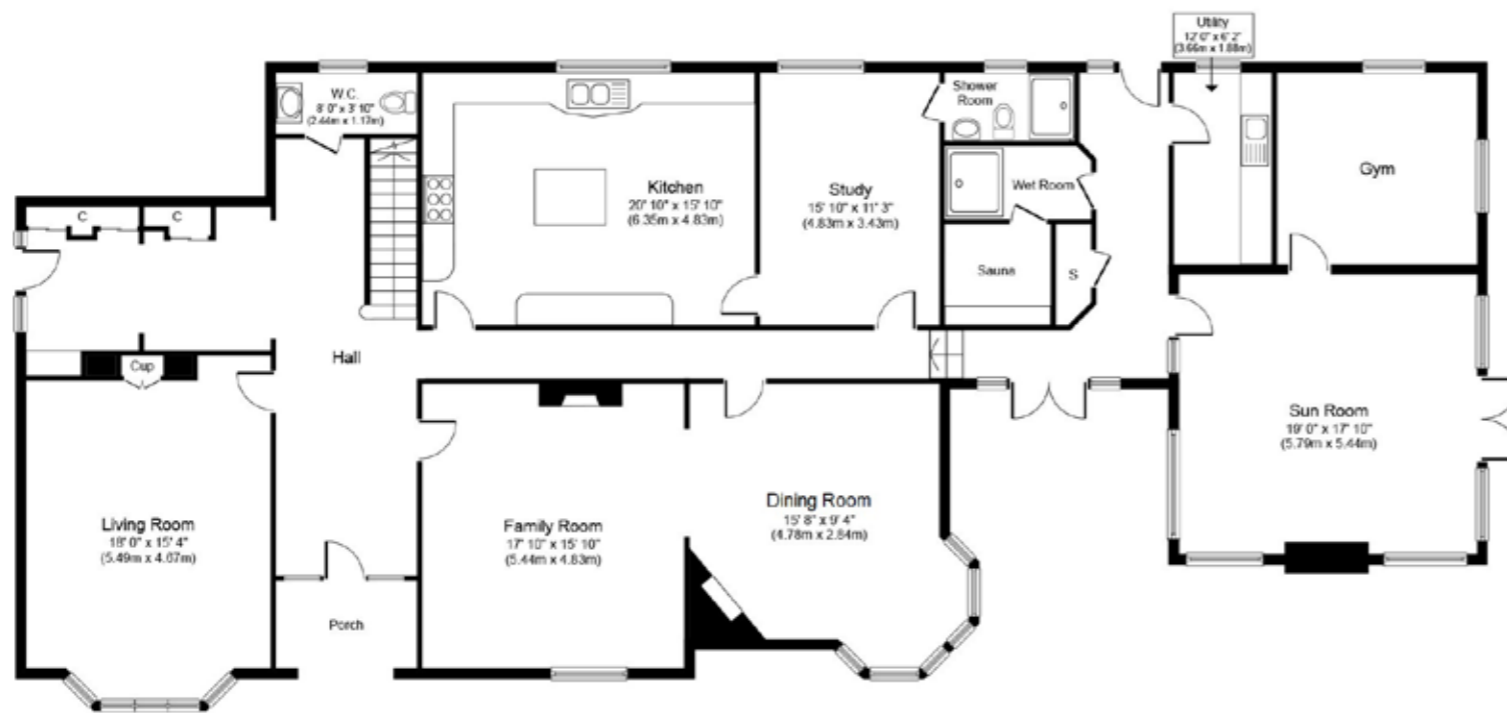
Outbuilding
 Approximate Floor Area
117 sq. ft.
 (10.9 sq. m.)



Garage Ground Floor
 Approximate Floor Area
610 sq. ft.
 (56.7 sq. m.)



Garage First Floor
 Approximate Floor Area
642 sq. ft.
 (59.7 sq. m.)



Ground Floor
 Approximate Floor Area
2,860 sq. ft.
 (265.7 sq. m.)



First Floor
 Approximate Floor Area
1,903 sq. ft.
 (176.8 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 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

Wroxham

IN NORFOLK
IS THE PLACE TO CALL HOME



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

Wroxham also benefits from excellent schooling nearby, and also the city of Norwich not being far away.

Standing on the river Bure, the village is divided by the river and shares its many attractions with the neighbouring Hoveton St John. Whether on the water or congregating in the busy 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 wander through the riverside park and feed

the ducks, enjoy afternoon tea at one of the quaint tea rooms or simply sit and watch the boats go by in a sunshine filled pub garden.

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, Wroxham 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 Sowerbys



“The bottom of the gardens provide an endless, waterside oasis.”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Heating via gas fired central heating.

COUNCIL TAX

Band H.

ENERGY EFFICIENCY RATING

D. Ref:- 8202-6604-6922-3396-6603

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

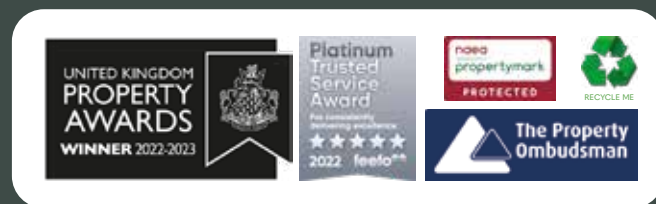
Freehold.

LOCATION

What3words: ///blending.behave.allies

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SOWERBYS



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