



Bure Bank
2 The Street | Belaugh | Norfolk | NR12 8XA

FINE & COUNTRY

TALES OF THE RIVERBANK



“Nestled in glorious landscaped gardens by the banks of the Bure, complete with a generous mooring, this home is tucked away in a beautiful and serene setting. Part of a Broadland village, between the well-served villages of Wroxham and Coltishall, you have everything on the doorstep here, but you can relax down by the river in total tranquility.”



KEY FEATURES

- A Predominantly Single Storey Barn Conversion in an Idyllic Location with 50ft of Quay Headed Mooring
- The Property would now benefit from Updating
- Three/Four Bedrooms; Two Bath/Shower Rooms
- Three Ground Floor Bedrooms and One First Floor Occasional Bedroom/Studio/Hobby Room
- The Principal Bedroom benefits from an En-Suite Bathroom
- Kitchen part open to the Dining Room
- Sitting Room and Conservatory
- Single Garage and Plenty of Parking
- Landscaped Gardens extend to around 0.5 of an acre and include Fruit Trees
- The Accommodation extends to 1,807sq.ft
- Energy Rating: E

A charming and delightful barn conversion in an idyllic Broadland setting, with a mooring and a plot of around half an acre, this is a real find. You could live in the area for years and never even know this property was here, so it perfectly balances privacy and accessibility. In the same family for over 40 years, it's been much-loved by four generations and it's easy to see the appeal. The property would now benefit from a schedule of improvement works, but there are endless opportunities in which to improve this lovely barn conversion and put your own stamp on it.

Local Character And Colour

The barn was originally used for storage and retains many original features, including timber beams, Norfolk red brick walls and pamment floor tiles. It was sympathetically converted in the early 1980s and the family bought it newly completed. It's been in their ownership all these years and has been enjoyed by them all. The family often holidayed on the Norfolk Broads and loved the water, both sailing and fishing, so when the owners retired, this was the place where they wanted to put down roots. Their children, grandchildren and great grandchildren have all spent time here, gathering at Christmas and Easter, having fun over their summer holidays, and it's been the setting of many happy memories.





KEY FEATURES

Easy Living

The barn has been well designed and cleverly laid out, so it's easy to live in and works as well for a couple as it does for a family. As you come into the entrance hall, you'll find the bedrooms on your left and living areas on your right. There are three ground floor bedrooms, two sharing a family shower room and the principal bedroom with an en-suite bathroom. The entrance hall has doors to both the kitchen and the dining room, which in turn are part open to one another, making a lovely sociable place for entertaining or family gatherings. From here you head into the main sitting room, which has an attractive feature red brick fireplace with an elm mantle, stairs to the first floor and double doors to the conservatory. From the latter, you can enjoy views down the main part of the garden – and you're completely private. Over the sitting room, there's a useful first-floor room that makes an ideal studio, hobby space, bedroom or study.

Quiet Yet Convenient

The gardens are a wonderful feature of the property, lovingly landscaped by the owners in their first years here, with an apple and a pear tree and different areas coming into their own throughout the seasons. Light and shade can be found throughout the day. Wander down to the dyke, an offshoot of the main river and you can sit on the quay heading and fish, or head out on your boat on this quiet stretch of water. Paddleboarding, kayaking and even wild swimming are popular. You'll see kingfishers, otters and so many garden and water birds – this is heaven if you love nature. The barn is one of just a handful of homes here, with more down the road in the village, close to the medieval church, the hub of the community. Whilst it's a welcoming and friendly village, it's also peaceful and tucked away, yet it's also very accessible. You can walk along a footpath to the pub in neighbouring Coltishall in around 25 minutes. The owners' grandchildren have enjoyed days out at Wroxham Barns and Bewilderwood, as well as trips to the coast, which is easily reached from here. Both Wroxham and Coltishall have a wide range of shops, places to eat and other amenities, so there's plenty going on and you don't have to go far if you need something.

























INFORMATION



On The Doorstep

The property is located for easy access to the Broads village of Wroxham which is the heart of the Broads. From here you can explore the wealth of the Broads and back waters at ones leisure. Wroxham boasts a department store, individual boutiques, a range of eateries, banks and tourist attractions. The Norfolk Coast is an area of outstanding natural beauty and is close by with a number of golf courses and other leisure facilities.

How Far Is It To?

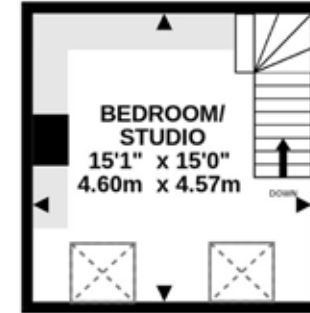
From Wroxham you have easy access to the cathedral city of Norwich which is approximately 9 miles with its large array of cultural and leisure facilities, including Chantry Place and Castle Quarter shopping centres, bars, restaurants, theatres and cinemas. There are a number of good schools in both the state and private sectors as well as the University of East Anglia. Norwich has a main line station to London Liverpool Street with a fastest journey time of 1 hour 50 mins, also providing commuter trains to Cambridge. There is an international airport to the north side of the city and access to most major trunk roads. From the A11 Newmarket Road, Cambridge lies approximately 60 miles to the south-west and Newmarket 47 miles.

Directions

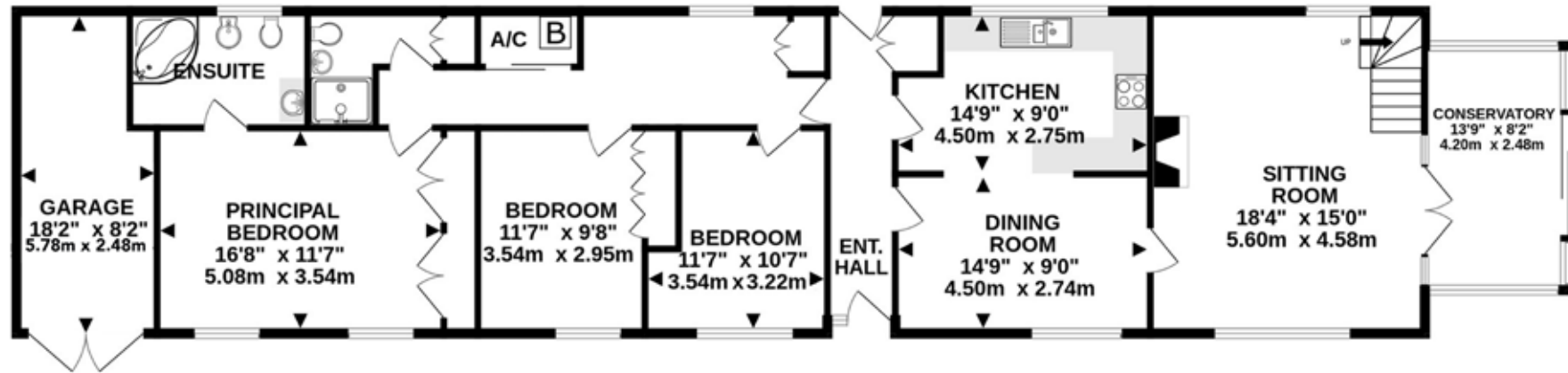
Proceed out of Norwich on the A1151, upon entering Wroxham proceed over the roundabout and on to Norwich Road. Passing through Wroxham and past Roys of Wroxham supermarket and department store, turn left at the mini roundabout onto Station Road. Continue onto Belaugh Road/ B1354. Turn left into Top Road and then right onto The Street, where the property will be clearly signposted with a Fine & Country For Sale Board.

Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage
Broadland District Council – Council Tax Band F
Freehold



1ST FLOOR
222 sq.ft. (20.6 sq.m.) approx.

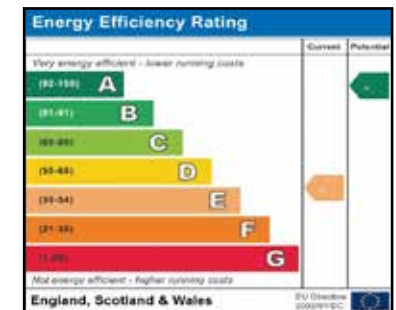


GROUND FLOOR
1585 sq.ft. (147.3 sq.m.) approx.

TOTAL FLOOR AREA : 1807 sq.ft. (167.9 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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Fine & Country Norwich
12-14 Queen Street, Norwich, Norfolk, NR2 4SQ
01603 221888 | norwich@fineandcountry.com

