



Holm Oaks  
8a Yarmouth Road | Thorpe St. Andrew | Norfolk | NR7 0EF

FINE & COUNTRY

# WILDLIFE ON THE WATER



“Beautifully tucked away a short walk from the city centre, this modern property has a good stretch of river frontage and sits alongside the picturesque and restored Thorpe Hall. Completely hidden from the road, you’d never know it was here – it’s like leaving the city behind and you feel a world away. Sit and watch the boats go by, spot the abundant wildlife, or take a short drive into the city for dinner, you have the best of both worlds here.”



# KEY FEATURES

- A Detached House situated in the Former Grounds of Thorpe Hall with Fabulous River Views in the Sought After Suburb of Thorpe St. Andrew
- Four Bedrooms; Three Bath/Shower Rooms including Two En-Suites
- Kitchen/Breakfast Room with Separate WC/Laundry Room
- Two Reception Rooms and a First Floor Study/Library Area
- Large Double Garage with Brickweave Drive providing Plenty of Parking
- Further Large Garage/Storage Outbuilding
- Sloping Manicured Lawns and Patio Area with Quay Headed Boat Mooring overlooking the River Yare
- The Accommodation extends to 2,431sq.ft
- Energy Rating: D

In a truly idyllic spot with extensive river frontage and a half-tide slipway, this modern property has been renovated and improved by the current owners and now looks very at home in its surroundings. With ample space for a family, plus a good size garden and generous garaging, it really does have a huge amount of appeal. A rare opportunity indeed.

## Location, Location, Location

Many people are familiar with the Grade II\* listed Thorpe Hall, but this neighbouring property is hidden from view. The hall dates back to around 1600 and was built on the site of the Bishop of Norwich's summer palace. In the 1930s there was a botyard and hire fleet based on the site and the owner used part of the yard to build himself this home in around 1960. The yard closed and the site became derelict, before being rescued by a local couple who embarked upon a comprehensive renovation of the hall. The bungalow then became an independent residence. The owners had lived in the area before and always enjoyed being by the water. They wanted a holiday home on the Broads, spotted this and fell in love with the location. "At the time, we were looking for a period property, but when we saw this, we knew we couldn't beat the location. You have river frontage, a mooring, fishing rights and views over to Whitlingham Country Park. You're next to a beautiful and historic building and you're easy walking distance from the city, just a 30 minute stroll. It's hard to imagine a nicer and more convenient setting!"





# KEY FEATURES

## Family, Friends, Flora And Fauna

Having carried out works to the property, the owners decided to move here full-time and it's been their home since 1994. They have reconfigured the layout to make best use of the space, added a ground floor cloakroom, which also cleverly houses their laundry machines and an en-suite, plus an upstairs bathroom, bought an additional piece of land with second garaging, replaced the windows and roof and more. It's proved to be a wonderful home, with plenty of room for family visits and for entertaining, plus the ability for everyone to spread out and do their own thing without getting under each other's feet. It's wonderful if you love to go out on the water, whether sailing, by motorboat, canoe or paddleboard. You can fish during the season or simply invite your friends and family over for barbecues. The owners have seen so many birds here, with kingfishers nesting on the opposite side of the river, pheasants, buzzards, ducks, moorhens and more. You can walk your dogs in nearby Carey's Meadow or head over by boat to Whitlingham. This area feels more like a village than the outskirts of the city, with the river green the centre of the area and several popular pubs just down the road.

## More Than Meets The Eye

At first glance, the property looks rather more modest than it actually is – as you start to explore, you'll see it's very well-proportioned and offers abundant space. To one side of the ground floor you have a beautiful double aspect sitting room, two sets of doors opening onto the garden and framing views over the river. This is part open to the dining room, which in turn leads onto the kitchen breakfast room, a lovely sociable space. To the other side of the ground floor are two en-suite double bedrooms, plus a cloakroom. This means you can live on the ground floor only if you have limited mobility, or if you prefer life on one level, keeping the first floor for guests. When you head upstairs, you'll come out onto a lovely large landing that the owners use as a library. A fabulous place to curl up with a book, it would also be great as a study or perhaps a playroom between two children's rooms. Both of the bedrooms up here share a family bathroom and each has built-in storage. The views are wonderful from here too and could prove quite the distraction if you're trying to work!

## Agents Note

This property has access over the driveways to Thorpe Hall and number 10 Yarmouth Road.

































# INFORMATION

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## On The Doorstep

The property lies less than 3 miles east of the city of Norwich in the sought after suburb of Thorpe St. Andrew. It is close to the river, shops, supermarkets, restaurants, take-aways, a selection of schools covering all age groups and a selection of public houses. The centre of Norwich is only a ten-minute drive away, along with the A47 southern bypass, the northern distributor road and the A11 main arterial road leading out of the county.

## How Far Is It To?

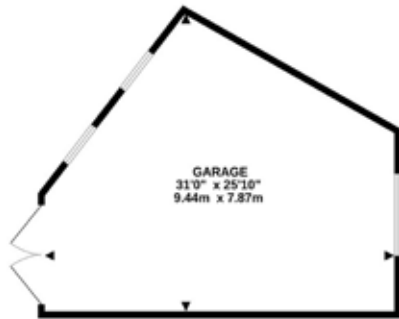
Thorpe St. Andrew is within easy reach of the mainline train station, with links to London Liverpool Street and the international airport found to the north of Norwich. The city offers all you would expect of the county capital, with a wide range of cultural and leisure facilities and a variety of good schools both in the public and private sectors. From the A11 Newmarket Road, Cambridge lies approximately 60 miles to the south west and Newmarket 47 miles. Wroxham is less than 6 miles away, and known as the capital of the Broads.

## Directions

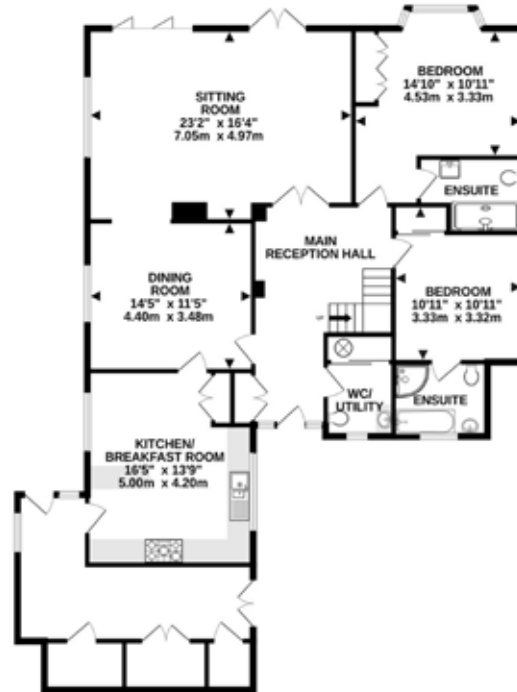
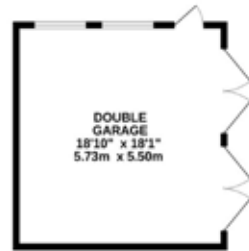
From Norwich city centre head east along the Thorpe Road adjacent to the railway station. At the signs for Thorpe St Andrew, at the Harvey Lane junction travel straight on continuing along the Yarmouth Road. The turning for Holm Oaks, number 8a, is immediately after the turning for Thorpe Hall Close, on your right hand side, which leads to Thorpe Hall with a driveway off to Holm Oaks. The property is not visible from the main road, but identified by the three evergreen oaks in the front garden.

## Services, District Council and Tenure

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



GARAGING  
947 sq.ft. (88.0 sq.m.) approx.



GROUND FLOOR  
1690 sq.ft. (157.0 sq.m.) approx.

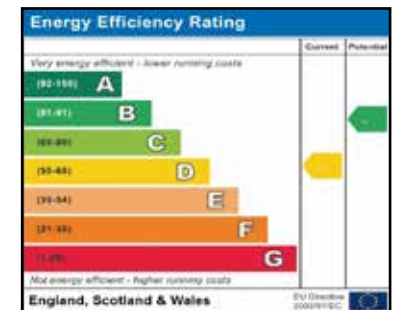


1ST FLOOR  
741 sq.ft. (68.9 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING GARAGING) : 2431 sq.ft. (225.9 sq.m.) approx.  
TOTAL FLOOR AREA : 3378 sq.ft. (313.9 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](http://www.norfolkpropertyphotos.co.uk)  
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# FINE & COUNTRY

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