



Southview
Shoals Road | Irstead | Norfolk | NR12 8XR

AN EXCLUSIVE ADDRESS



“Ask anyone who knows the Broads well and they’ll tell you that Irstead is one of the most desirable places to live, and this property is perfectly positioned within the hamlet.

Close to rivers, Broads and nature reserves, looking out over open fields to the front and totally private to the rear, you feel as though you have the countryside all to yourself, yet you’re well connected with a friendly community on the doorstep.

A stunning contemporary home finished to an exquisite standard, this property impresses in every way.”



KEY FEATURES

- A Wonderful Detached Family Home in a Stunning Location in the Village of Irstead close to the Broads
- Extremely Versatile Layout provides a One Bedroom Annexe which can be Separated or Incorporated into the Main House
- Four Bedrooms; Three Bath/Shower Rooms
- Two Reception Rooms and a Separate Dining Room or Bedroom Four
- Open Plan Kitchen/Breakfast Room and Dining Room
- Double Garage with Large Driveway providing Plenty of Parking
- Outbuildings include Two Workshop/Stores, One with Large Storage Area Above, ideal for Boat Storage or a Classic Car
- Mature Gardens of 0.6 acres (stms) with Summerhouse and a Short Walk to the Staithe
- The Accommodation including the Integral Garage extends to 3,700sq.ft
- Energy Rating: D

Totally transformed by the current owners, this highly desirable home is truly excellent. Ideal for family life, for enjoying times together, for relaxing in the tranquil surroundings and leaving the outside world behind, for making the most of the Broadland location – you can have it all right here.

A Contemporary Creation

Where once there stood an unassuming, unmodernised bungalow, now there's a stylish, spacious and attractive family home. Over ten years in the making, the owners lovingly renovated and extended the property to make the most of the setting and to create a wonderful family home in the process. "We were drawn to the peaceful position in an area known for conservation, but it's only 12 miles from the fine city of Norwich. We've enjoyed being in the heart of the Broads, in such a beautiful setting, seeing an incredible variety of wildlife in their natural habitat."

A Beautiful Abode

The owners cite the sitting room as their favourite part of the house, cosy and warm with a contemporary style log burner in winter, and bright thanks to the triple aspect and garden views in summer. The feature roof trusses and wood-frame doors and windows add to its warmth and charm. The huge, recently-fitted kitchen breakfast room sits at the heart of the house, with high-end integrated appliances and a sleek, streamlined look. You have two fridge-freezers, a Neff double oven and an additional fridge, so it's great for large families or anyone who likes to host a crowd.





KEY FEATURES

There's plenty of room in this sociable space for both seating and dining areas, while doors leading out to the garden frame the lovely green view down the lawn. You'll find two additional reception rooms here too, offering great versatility and a house that can adapt as your family grows. The utility room is larger than many kitchens and has both range cooker and sink, which is handy if you have a houseful. This room has stairs to a first-floor bedroom and shower room over the garage, and along with the cloakroom and adjoining snug can be separated from the rest of the ground floor to form an annexe for guests, elderly relatives or adult children living at home, which adds to the versatility. Upstairs, the views will take your breath away! All three bedrooms on the first floor are very generous doubles, and the principal bedroom is a particular highlight, with its dual aspect, light and airy feel and the large en-suite shower room. The other bedrooms share a fabulous family bathroom. It has a walk-in shower and a feature roll-top bath, perfectly positioned under the Velux window, so you can lie back and gaze up at the stars – no light pollution here! Everywhere you look, it's clear how much love and quality has gone into this house. The attention to detail is superb, in the lighting, the finish, the materials used and more.



Countryside And Community

Outside there's so much more to see. In addition to the garage, there's a large workshop over two floors – ideal storage and over-winter space if you sail, with another workshop just the right size for a classic car. The gardens are mainly laid to lawn, with mature trees offering shade and a home for the birds. You're just down the road from the pretty staithe, a lovely place in which to sit and watch the watery world go by. If you have dogs, they will be in heaven here, with glorious countryside all around, waiting to be explored. There are nature reserves for the bird watchers, walking trails aplenty, opportunities for sailing, canoeing, fishing and so much more. The small but beautiful village church is only a stone's throw too and you'll receive a warm welcome from the friendly congregation. Neatishead is the nearest village and has a community shop, pub and restaurant and not one but two village halls hosting many groups and events, including a community gym. Wroxham, known as the capital of the Broads and home to Roys, the largest village store in the world, is only a few minutes' drive from your front door and has everything you need. Head off in the other direction and you'll find yourself at the coast, perhaps walking the dunes at Winterton, visiting the seal colony at Horsey or swimming in the shallows at Sea Palling.



























THE ANNEXE









THE OUTBUILDINGS



INFORMATION



On The Doorstep

Irstead is a small rural hamlet lying between the better known villages of Barton Turf and Neatishead. Neatishead is approximately 2 miles distant and has a village store, as well as restaurant and public house. The centre of the Broads at Wroxham is approximately 5 miles distant and has a further range of shopping and banking facilities as well as a rail service to Norwich and the coast.

How Far Is It To?

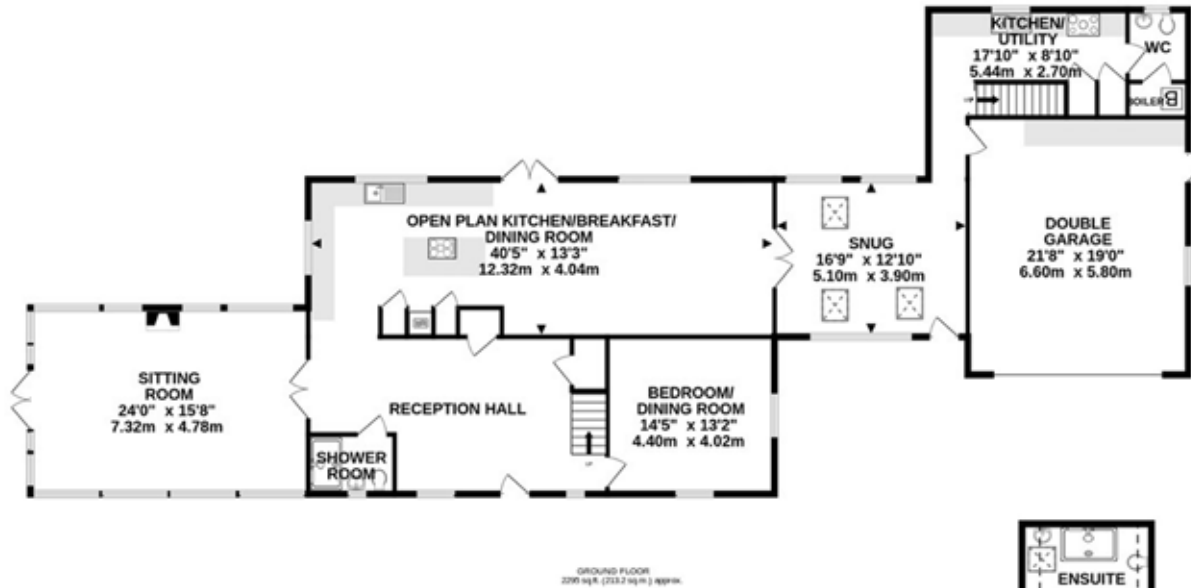
Norwich the regional city of East Anglia is approximately 12 miles distant and provides a plethora of shops, restaurants, cafes, cinemas, theatres and an open air market. It has a main line rail service to London Liverpool Street with an approximate fastest journey time of 1 hour 40 minutes. On the northern outskirts of the city is the international airport of Norwich, from here you have services to mainland Europe and beyond.

Directions

Drive in from the Stalham Road from Wroxham, turning right signposted Neatishead. Carry along this road until you come along a left bend into the village. Do not take the left bend past the white horse pub, but stop at the junction and go straight across with the village store on your right. , Neatishead Staithe is then on your left, continue along, Grove Farm is on your left, take a turning to the right up the slight gradient and continue to the t junction. Turn left, signposted Irstead church, continue straight along, pass the no through road sign, property is located on the left , which can be seen from the road, just before the Staithe.

Services, District Council and Tenure

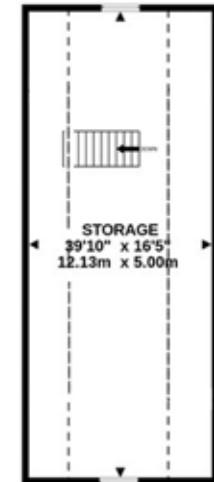
Oil Central Heating, Mains Water, Private Drainage via Septic Tank
North Norfolk District Council - Council Tax Band F
Freehold



GROUND FLOOR
2280 sq.ft. (213.7 sq.m.) approx.



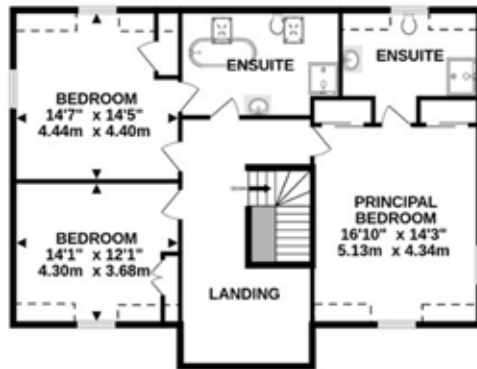
OUTBUILDING TWO
(GROUND FLOOR)
853 sq.ft. (77.4 sq.m.) approx.



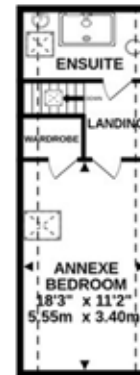
OUTBUILDING TWO
(1ST FLOOR)
653 sq.ft. (60.7 sq.m.) approx.



OUTBUILDING ONE
232 sq.ft. (21.6 sq.m.) approx.



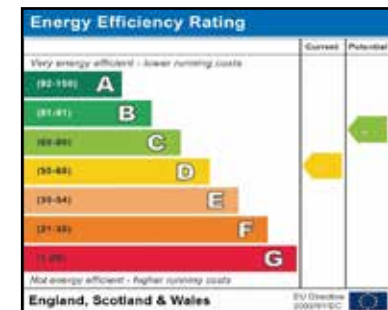
1ST FLOOR
348 sq.ft. (32.7 sq.m.) approx.



FLOOR AREA - HOUSE (INCLUDING GARAGE, EXCLUDING OUTBUILDINGS) : 3700 sq.ft. (343.9 sq.m.) approx
TOTAL FLOOR AREA : 5421 sq.ft. (503.6 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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Informational sign with text and graphics.

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FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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Fine & Country Foundation, charity no. 1160989

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