



## Bastwick House High Road, Repps With Bastwick

£450,000

Characterful family home in Norfolk Broads village. Spacious interior with potential for B&B. Enclosed garden, studio/home office. Close to nature reserves, boating facilities, and seaside town amenities. Easy access to Norwich.

Located in this countryside village on the edge of the Norfolk Broads National Park this inviting family character home presents an excellent opportunity for those seeking a spacious abode with the added potential, if required, to transform it into a bed and breakfast retreat.

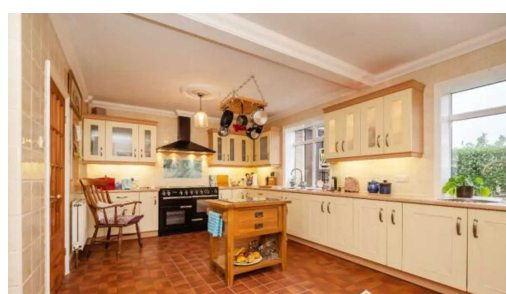
The property offers nearby country walks with a wide variety of native and migratory birds and a coastline famous for seal colonies. As you approach the property you are greeted by an expansive driveway offering parking for multiple vehicles that leads to a large double-width garage/workshop. Stepping inside Bastwick House you are immediately struck by the warmth and charm exuded by the interior. Characterful features create an inviting atmosphere throughout the home, a living room leading to spacious conservatory, dining room with bay window and on the upper floor spacious bedrooms (one with en-suite shower room) and a large well equipped family bathroom.

The heart of the home lies in its spacious farmhouse style kitchen with range cooker and space for dishwasher and free-standing fridge/freezer. An adjoining



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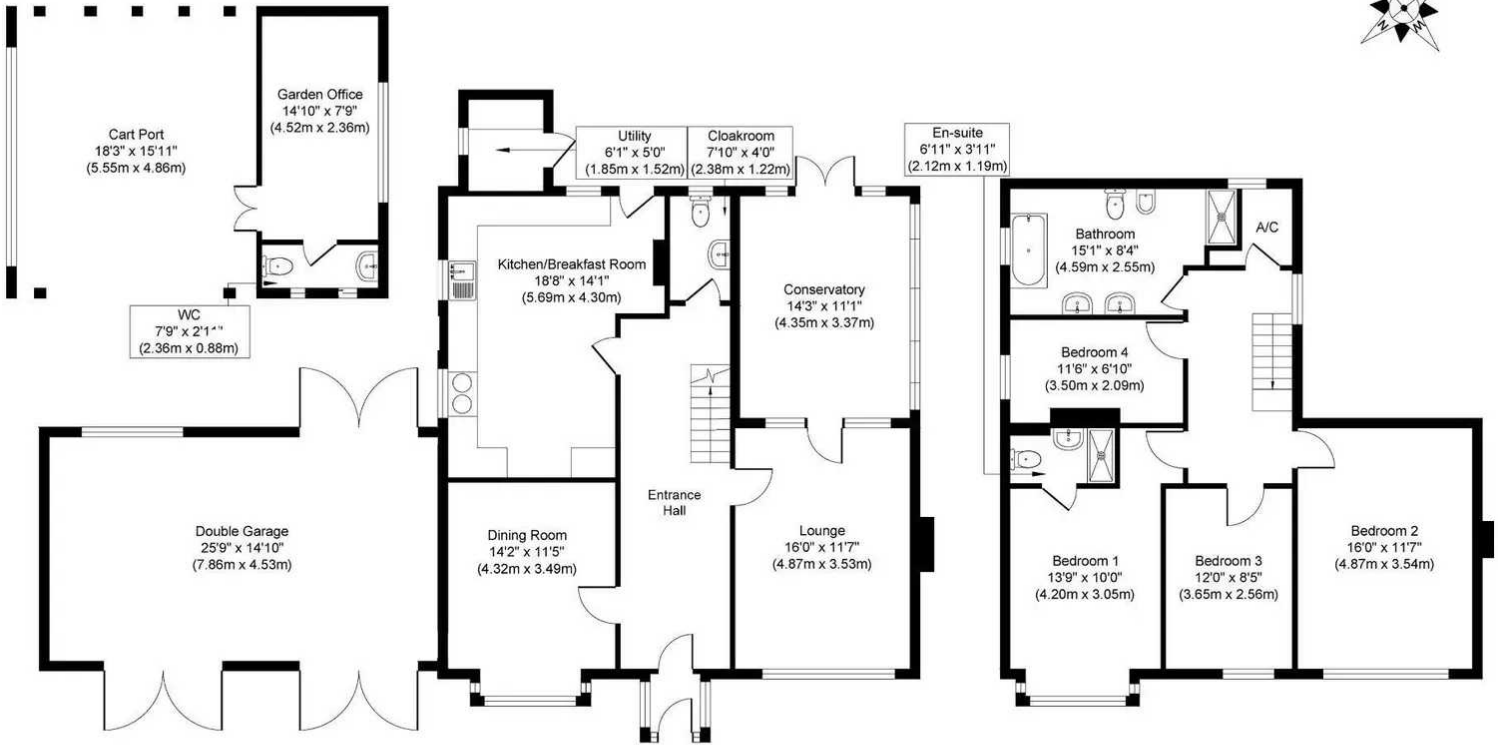
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The heart of the home lies in its spacious farmhouse style kitchen with range cooker and space for dishwasher and free-standing fridge/freezer. An adjoining utility room houses the oil-fired Worcester boiler with space for washing machine. Venturing outside you will find an enclosed garden with mature trees and hedges to provide shade and privacy, while a charming studio/home office provides space for creative pursuits. An adjoining convenient car port approached through the garage provides additional shelter for vehicles, or perhaps canoes and small dinghies. Amenities include a village hall with a regular farmers market and other social activities, together with a village store and garage.

The riverside boating centre of Potter Heigham is close by with boat hire, shops and pub/restaurants. The vibrant seaside town of Great Yarmouth is a short drive away, offering a wealth of attractions, including sandy beaches and lively entertainment options, while easy access to major routes makes it a breeze to explore the cultural riches of Norwich with its bustling market, iconic landmarks and thriving arts scene.

Agents note: Private septic tank drainage, mains electric and water.





**Ground Floor**  
Approximate Floor Area  
1022 sq. ft  
(94.98 sq. m)

**First Floor**  
Approximate Floor Area  
800 sq. ft  
(74.32 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.

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