



Oakhill
Butt Lane | Burgh Castle | Norfolk | NR31 9QD

FINE & COUNTRY

MAKING A SPLASH



“Perfectly placed among open fields near the Broads and the beach, this fabulous family home enjoys a truly idyllic setting with glorious views.

Yet it’s close to all amenities and well placed for schools, shops and more.

Beautifully and stylishly extended and renovated, there’s plenty of space for all the family, plus a generous garden complete with swimming pool, so you’re sure to have plenty of fun here too!”



KEY FEATURES

- An Executive Detached Family Home, situated in the Village of Burgh Castle
- In Total, Four/Five Bedrooms, Three Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite Shower, Dressing Room & Balcony
- Kitchen/Dining Room with Separate Utility and Ground Floor Bathroom
- Two Reception Rooms and a Study
- The Property sits in approximately 0.6 of an acre (stms) with an Outdoor Heated Swimming Pool
- Field Views to the Rear of the Property
- Ample Parking with Detached Double Garage
- The Accommodation extends to 2,923sq.ft
- Energy Rating: C

The owners have transformed this property into a magnificent and seriously impressive home. Whether you're birdwatching from the garden, hosting friends for a pool party, walking your dog around the gorgeous countryside, or heading to the beach, this is a great place to put down roots and call home. Perfect for any active couple, for a family, or even as a weekend retreat, this abode has enormous appeal.

Back To Its Best

When the owners first came here, they saw a property that had been a much-loved home but was now ripe for renovation. "It needed a lot of work but the bones were great, the rooms were large and we fell completely in love with the setting. There's this amazing feeling of peace and tranquility and we knew right away that this was where we wanted to raise our girls." After 18 months of extensive renovations and alterations, including an extension, the owners moved in, and they have very much enjoyed raising their daughters here, confirming it's a wonderful place for children to grow up. Now that their children are older, as the owners move on to their new home this offers a brilliant opportunity for a young family, for grandparents wanting space for family gatherings, or for anyone who loves to entertain and host in their home. A magnificent property in a glorious setting.

Let There Be Light!

All the rooms here are so well proportioned and filled with light. The owners like a contemporary minimalist style and so have finished the house in neutral tones, adding colour and interest in their art and furnishings.





KEY FEATURES

This means it's a blank canvas, ready and waiting for you to make it your own. Coming into the house through the front door, you find yourself in the kitchen – the heart of any home. This is a high-quality German kitchen and the owners were amused to see that the fitters demonstrated the strength of it by standing in one of the open drawers! We don't recommend you try this yourself... The curved island offers seating for social occasions, so you're right in the thick of it when you're cooking, and there's a spacious dining area for more formal occasions. On one side of the kitchen is the main sitting room, a dual aspect room that's filled with sunshine through the south and west windows. There's a useful ground floor bedroom off here that could also be a snug, playroom or library. On the other side of the house, the garden room wraps around two sides, with doors opening to the south and the east, so again you get plenty of sun. There's a study here too, plus useful utility and ground floor bathroom. Upstairs, the master suite is stunning and has a large dressing room, luxurious ensuite, plus a south facing balcony. The owners had a seating area up here, as well as their bedroom furniture, so when their girls both had friends over this was the owners' retreat – and a very comfortable one at that! The girls each had a double bedroom at the far end, sharing a shower room between them, then the owners converted what was the fourth bedroom into an additional dressing room. It's plenty large enough to be a double and would be easily converted back.

Countryside With Community

The property makes an excellent first impression, thanks to the sweeping in and out driveway and the handsome white elevations. The nice thing is that you have to turn into the drive to really see the house, so the front garden is very private and usable here and you can follow the sun around the garden all day, perhaps taking a morning dip, or firing up the barbecue on the patio outside the kitchen. It's perfect for parties and family gatherings and you're sure to make lots of memories. When you're home alone, you'll relish the peace and quiet of the setting, with abundant wildlife keeping you company, from muntjac to ducks on the doorstep. You'll see breathtaking sunrises and sunsets over the fields around and you enjoy a real connection to nature, seeing the seasons change in the countryside. There are lovely walks on the doorstep, so it's perfect if you have dogs, plus plenty of places to cycle or ride horses. This is a popular area with holidaymakers, so you're spoilt for choice when it comes to places to eat and things to do, but you also have a friendly, year-round community in the village just down the road. You're set close to the River Yare, and near to the ever-popular golden sands of Gorleston and Great Yarmouth.





























INFORMATION



On The Doorstep

The nearby village of Gorleston-On-Sea is located on the coastline to the East of Norwich offering easy access to the Broads, the coast and surrounding countryside. Caister is a thriving coastal village which provides convenient schools, doctors, dentists, pubs, supermarkets and a garage with an assortment of shops and take-aways all within easy walking distance.

How Far Is It To?

It is only 20 miles from the cathedral city of Norwich and is close to the Norfolk Broads National Park. Nearby Filby Broad, just over 4 miles, offers an exceptional range of recreational facilities including sailing, windsurfing and kayaking. The north Norfolk coast is within easy reach making the recreational facilities in the area excellent.

Directions

When leaving Beccles on the A146 toward Norwich, at the roundabout take the 3rd exit onto the A143 towards Gt Yarmouth. You will pass through the villages of Haddiscoe, St Olaves and Fritton. When you reach the village of Belton take a left on to Beccles Road. This road joins Bracon Road and continue along this road and then turn right on to New Road. Then take the 1st exit at the roundabout onto Stepshort. Continue down the road onto Butt Lane for several minutes and then the property will be on your right.

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [organist.happening.slid](https://www.organist.happening.slid)

Services, District Council and Tenure

Oil Central Heating for the House, Underfloor Heating to the Downstairs

Mains Water, Mains Drainage

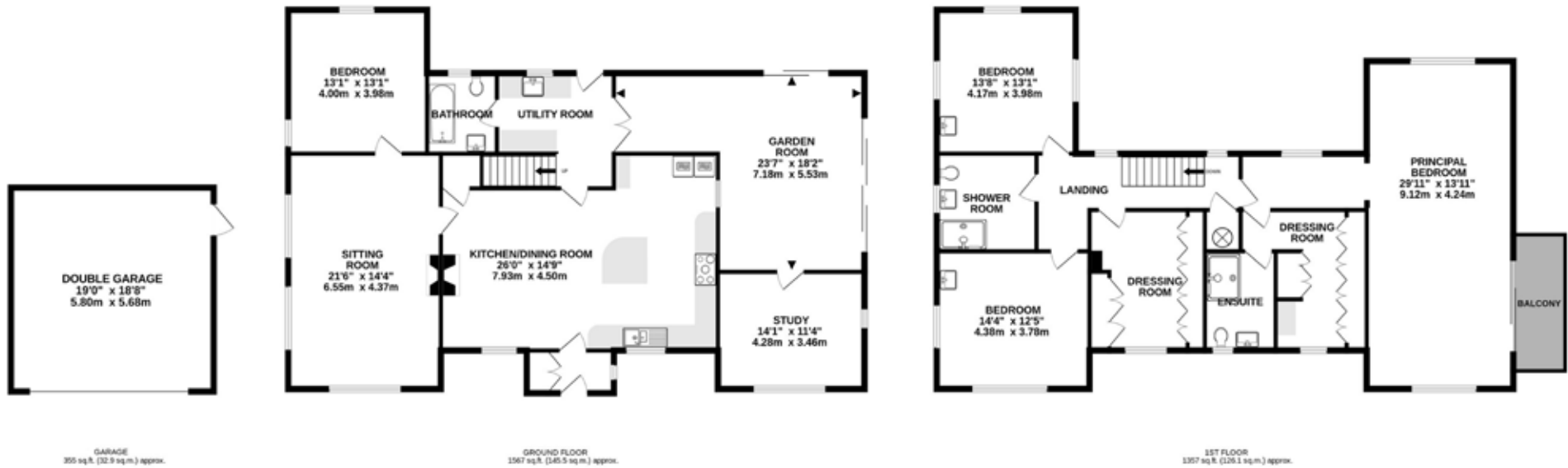
Air Source Heating for the Swimming Pool

Super Fast Broadband Available - please see www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider - please see www.checker.ofcom.org.uk

Great Yarmouth Borough Council - Council Tax Band F

Freehold



FLOOR AREA - HOUSE (EXCLUDING GARAGE) : 2923 sq.ft. (271.7 sq.m.) approx.
TOTAL FLOOR AREA : 3278 sq.ft. (304.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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