



THE STORY OF

1 Upper Street

Salhouse, Norfolk

SOWERBYS

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Salhouse, Norfolk
NR13 6RY

Characterful Detached Cottage

Three Double Bedrooms

Wealth of Original Features

Idyllic Village Setting

Popular and Sought After Location

Countryside Views

Off-Road Parking and Garage

Enchanting Garden Plot

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“Unique, a bit quirky in places and offers a cosy and comfortable space.”

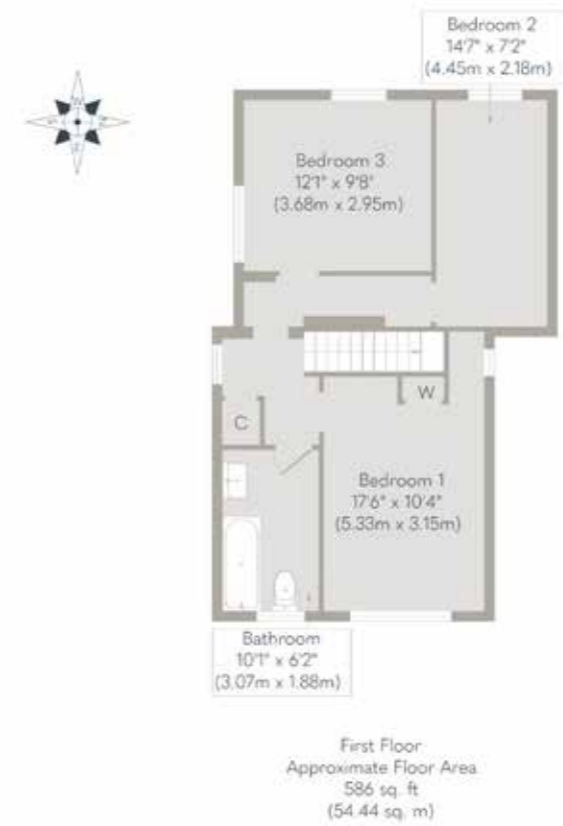
This historic cottage sits beautifully within a thriving plot bursting with colour and life, ready to accompany a fulfilling and happy lifestyle in the country. The popular village of Salhouse enjoys an excellent community and superb access to wide open countryside; it's no wonder that this delightful cottage has been a happy home for the current owners for nearly 40 years.

This spacious property boasts fantastically historic reception rooms,

with a wealth of original features balanced with more modern spaces. This includes the bright east-facing kitchen and a wonderful conservatory enveloped by panoramic views of the thriving garden.

Three double bedrooms grace the first floor, all filled with reams of natural light, many enjoying far-reaching countryside views over the surrounding fields. All bedrooms are well-served by the central bathroom on the first floor.





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. 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.

No idyllic country cottage is complete without a thriving and colourful cottage garden, and this home is no exception. The lovingly tended plot features a well-kept lawn interspersed with well-stocked plant beds alive with life and colour, offering an enchanting backdrop to the large south-facing sun terrace. The driveway provides ample off-road parking for numerous cars alongside the detached garage and outbuildings/stores.

“Looking out from the conservatory over the cottage garden.”





ALL THE REASONS

Salhouse

IN NORFOLK
IS THE PLACE TO CALL HOME



Situated a short commute away from Norwich with its many amenities, Salhouse is renowned for its boating culture.

Standing on the river Bure, the village shares its many attractions with the neighbouring village of Wroxham. Whether on the water or congregating in the pubs and restaurants on offer, there is something that will capture the heart of everyone. If you choose to hire a boat, you can travel at a leisurely pace along the broads and moor up at one of the local pubs. The Ferry Inn at Horning serves food all day and offers a fantastic outdoor space and plenty of mooring.

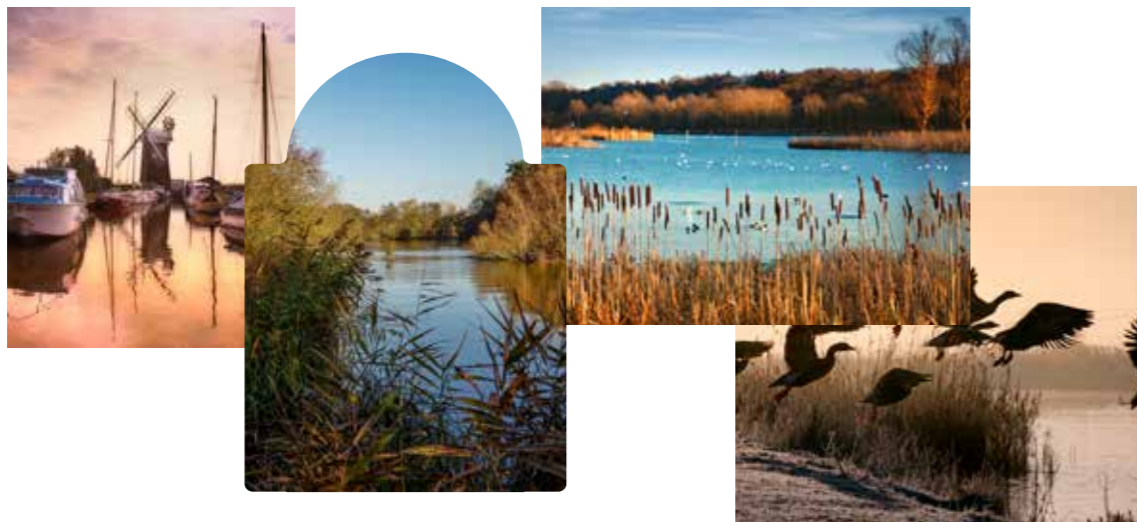
If you would rather stay on dry land, you can head to the park at the recreation ground, wander through the riverside park in Hoveton and feed the ducks, enjoy afternoon tea at one of the quaint tea rooms or simply sit and watch the boats go by.

The village pub, The Stag, has recently come under new ownership and has become a very popular place to meet with family and friends for a lovely hearty meal, or just a few beverages.

The Bure Valley railway, which started in 1900, begins its journey in the centre of Wroxham. Both a steam and diesel train run the 18 mile round trip, taking you on a tour of pretty Norfolk villages and ending in Aylsham.

A fun family day out can be had at Wroxham Barns, where crafts activities and a Junior Zoo are two of the many activities to enjoy, finishing off with a piece of homemade cake or perhaps a Norfolk brewed cider. For sailing enthusiasts, the Norfolk Broads Yacht Club is situated close by, offering a large club house, ample mooring and many organised events for both members and guests.

A gem in the Norfolk countryside, Salhouse offers plenty to see and do, whilst being easily accessible by car, train, bus and perhaps even boat from Norwich and the coast.



Note from the Vendor



“Salhouse has changed only a little over the years... a lovely community.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Gas central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 0811-3037-4205-3604-7200

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///titles.skills.skis

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