



THE STORY OF

Bramerton Staithe

Bramerton, Norfolk

SOWERBYS



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Woods End, Bramerton
Norfolk, NR14 7ED

Guide Price £1,350,000 to £1,400,000

Extraordinary Riverside Residence

Oak Staircase and Lift Access to all Floors

Five Large Bedrooms

Annexe Potential to Top Floor

Sprawling Sun Terraces and Roof Gardens

Breathtaking River and Countryside Views

Electric Gated Grounds

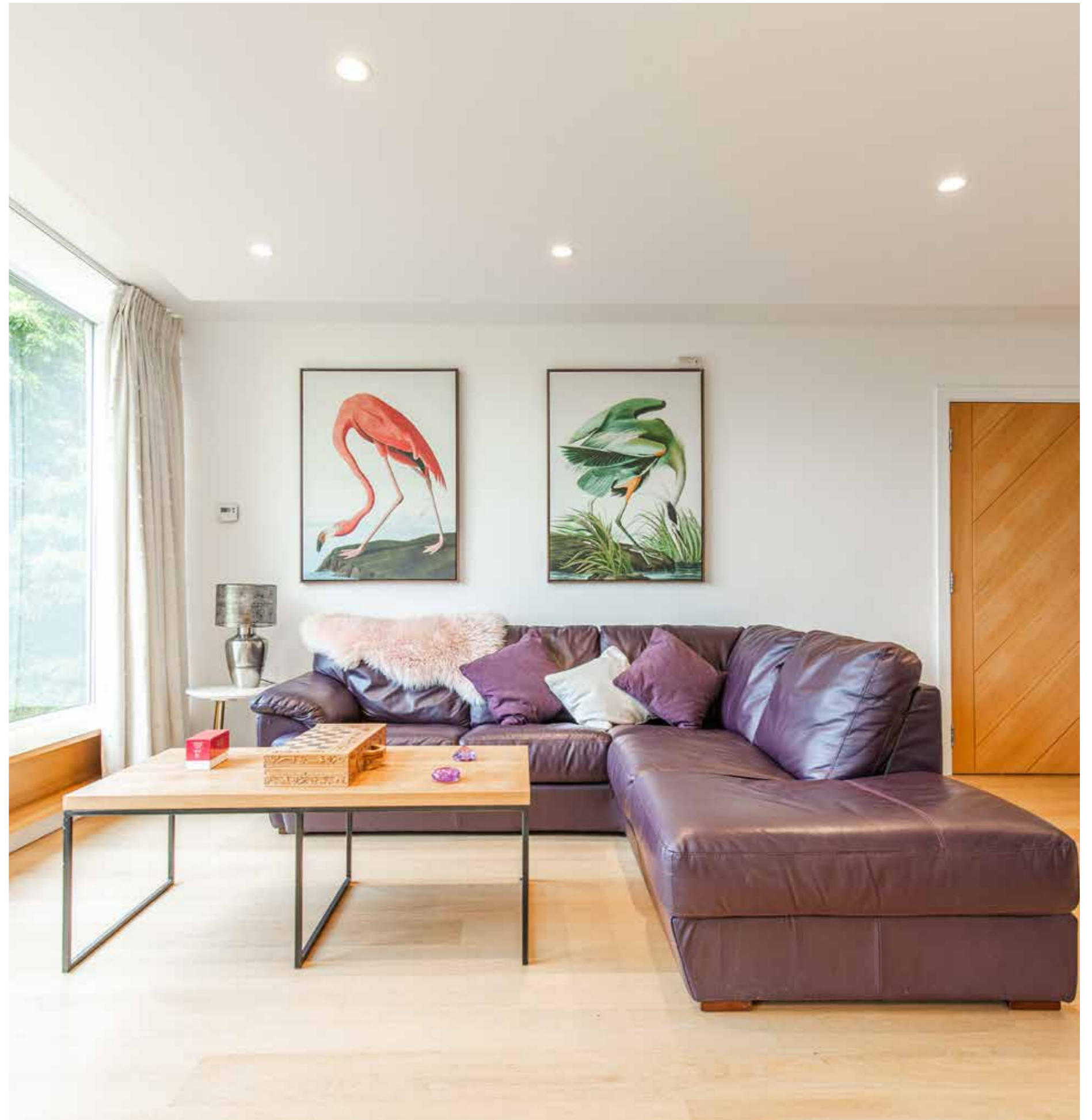
Private 100ft Mooring

Solar Array for Electric and Hot Water

SOWERBYS NORWICH OFFICE

01603 761441

norwich@sowerbys.com





Located at the end of a remarkably sought-after riverside residential drive, this exceptional home awaits, proudly showcasing bold architecture, luxurious proportions and of course breathtaking views.

Electric gates reveal a sweeping driveway and a splendid welcome, set within manicured lawns leading to the sizeable parking area and detached double garage. Beyond fully glazed front doors, this lavish detached home is arranged over three floors and stretches to over 3,700 sq. ft, providing remarkable functionality alongside striking volume and elegance.

Three double bedrooms are found on the ground floor, two of which are en-suite, with the third equally able to serve as an additional reception/study should it be required and is served by the family bathroom. The ground floor also features a utility room, which leads out to the garage with access to the garden as well.

Heading up the oak staircase or via the lift to the first floor, the property cements its status as a noteworthy and memorable home. The stunning kitchen dining room enjoys direct access to the rear terrace, whilst the breath-taking sitting room opens up to panoramic views of the River Yare and countryside beyond. The first of multiple raised terraces can be accessed from the first floor – this one extending over the garage making for an idyllic outside space bathed in sunshine and serene views.



No matter what time of year, the view from the sitting room is beautiful.





More versatility is delivered courtesy of the second floor; a space that can be treated as an entirely self-contained unit should the new owners desire. An open plan kitchen/dining/living area sits alongside another spacious en-suite bedroom. Bifold doors lead to a top floor terrace, once again bathed in sunshine and boasting far reaching, elevated views across the picturesque valley and beyond. An internal lift servicing all three floors ensures futureproof accessibility to every corner of the remarkable home.

Complementing the multiple terraces, the plot in which the home sits provides a private oasis of manicured lawns interspersed by handsome mature trees. A wonderful addition to the home is the private 100ft mooring, the very best of a waterside lifestyle. The immersion amongst nature is reflected in the Eco Credentials of the home with a vast array of solar panels for both the hot water and photovoltaic electricity alongside a wood pellet boiler.



Definitely one of the best places for access to the river and the outdoors.





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.

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Bramerton

SURROUNDED BY THE NATURAL
BEAUTY OF THE BROADS



Situated in a rural setting, Bramerton offers a peaceful and idyllic environment for residents. The village is known for its beautiful countryside on the edge of the river Yare, and a strong sense of community, with a lovely riverside pub and well-known Norfolk Vineyard.

One of the highlights of living in Bramerton is its close proximity to the city of Norwich. Just a short drive away, Norwich provides access to a wide range of amenities, including shopping centres, restaurants, cultural attractions, and entertainment venues. This makes Bramerton an ideal location for those who appreciate the tranquillity of village life but still want easy access to urban facilities.

In addition to its proximity to Norwich, Bramerton is also located near the famous Norfolk Broads. This unique and expansive network of rivers and lakes offers opportunities for boating, fishing, birdwatching, and enjoying the natural beauty of the area. Residents of Bramerton have the advantage of being able to easily explore and take part in the recreational activities offered by the Broads.

Overall, Bramerton is a desirable location for those seeking a peaceful and scenic place to live, with the added benefit of being within reach of both city amenities and natural attractions.



Note from the Vendor



Bramerton Staithe and the River Yare.

“Wonderful walks
along the river
to Surlingham
Ferry.”



SERVICES CONNECTED

Mains water and electricity. Biomass, solar electric and hot water.
Drainage to be confirmed.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

E. Ref:- 0043-2884-6227-9805-2531

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: ///assemble.motivator.carting

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SOWERBYS

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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

