



The Willows  
Church Road | Neatishead | Norfolk | NR12 8BT

# THE GREAT OUTDOORS



“Live your country life in style at this attractive period property. Set in generous gardens in the highly desirable Broadland village of Neatishead, it also offers permission to extend and annexe potential.

The property sits in over 3 acres, which includes a 2.5-acre field that’s perfect for a horse or a couple of ponies.”







# KEY FEATURES

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- An Attractive Victorian Property situated in the Broadland Village of Neatishead
- Three/Four Double Bedrooms; First Floor Bath/Shower Room
- Kitchen/Breakfast Room with Separate Utility and Ground Floor Shower Room
- Two Reception Rooms
- The Outbuildings include a Double Bay Cart Lodge plus Workshop/Gym with Loft Area Above and Two Stables
- Landscaped Gardens include a Courtyard and Lawned Patio Area
- The Grounds extend to 3.078 acres (stms) and include a Field/Paddock of 2.5 acres with Orchard, Vegetable Garden and Re-Wilded Area
- The Accommodation extends to 1,680sq.ft
- Energy Rating; D

Just down the road from the village church, open fields across the quiet little lane, the surroundings here are truly idyllic. This handsome home is set well back, with a long and attractive garden to the front. Make your way up to the end of the lobe to the rear and you'll find the sunny, south facing courtyard to one side and your very own paddock or field to the other. What a lovely spot! You have amazing rural views from the house, yet you can walk to the centre of the village, to the pub, staithe, village hall, school and community shop.

## Past To Present

This property has a lovely story. Built in 1891, it remained in the same family until 2015 when the current owners came here. They were seeking a life balance home that felt rural but had a pub and shop within easy walking distance – and they wanted something with character, so this certainly ticked all the boxes. Being unlisted, they've updated it, replacing the kitchen, the boiler, the oil tank, adding a side extension and replacing many of the original sash windows. A double bay cart lodge, workshop and gym have been added with power connections for EV and infrared sauna. A log burner and multifuel burner have also been installed. The result is a home that bubbles over with character but works well for modern lifestyles. The owners have the original 1888 mortgage deeds and many documents from the time the house was built. They found a newspaper used as lining paper on one of the walls and have framed this and also sourced a copy of the whole newspaper, all of which will stay with the house. So you can read what was going on in Norfolk when the property was being built.







# KEY FEATURES

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## A Warm Welcome

There are two good size reception rooms to the front of the house, each with a dual aspect. The owners use one as a snug, with a sofa bed for visitors, and it could very easily be a fourth bedroom. The other is their main sitting room but would also work well as a dining room. Pocket doors slide into the walls from here to the kitchen breakfast room, where there's plenty of room for a large table. You can open both into one larger space for entertaining – something the owners often do. When you're cooking for guests, you won't miss out on the conversation and you're very much part of things. There's a rear lobby with a door to the kitchen and the owners have full planning permission to replace this with a garden room and have had detailed architect plans drawn up. The side extension houses a utility room and shower room, as well as a boot room with a door to the stables. This is a very practical layout as it means you can come in from gardening or a dog walk and keep muddy boots (and paws!) contained. You can even wash down your dog outside. Access to the stables means you can incorporate these into the main house. They could also be converted and self-contained, perhaps as an annexe or holiday let. Upstairs, all three bedrooms are doubles and share a spacious bathroom with both bath and shower. The front bedrooms have beautiful views out over the fields.

## Lots To Explore

Outside, the owners have worked hard to create gorgeous and mature well stocked borders that provide colour and interest throughout the year, but don't require lots of maintenance, so you have time to enjoy the garden. The courtyard at the back is wonderfully sunny and sheltered and a great spot for outdoor dining and barbecues. The owners have taken down a number of old outbuildings and have repurposed clay tiles and bricks in their garden projects, so everything has a lovely old and nicely weathered feel. They have also created different areas around the garden, each with its own unique character. They've planted yew hedging to create a 'room' that will be both sunny and sheltered as the hedging grows – a great spot for entertaining, whilst a lawned patio offers a further entertaining area. The 2.5-acre field is found across the access lane and the owners have planted an orchard here and created a vegetable garden. They make their own apple juice, cider and sloe gin. Half the field has been rewilded and is home to birds, bees and butterflies. It has however been a paddock in the past and could easily be reinstated. You feel very rural here, with the field behind and countryside in front, but you're very much part of the village community and you can be as active as you like. The owners have embraced this and joined various groups and activities. Families will love being able to walk their children to the local primary school. If you're a foodie, you'll be pleased to hear the pub serves excellent food.





















































# INFORMATION

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## On The Doorstep

The village hall hosts regular cinema nights, fitness classes, a gym and more, while the community shop is useful for all the basics. You can walk to the staithe and to nearby Barton Broad, or head to the excellent local pub for dinner or occasional live music. Hop in the car and there are many nearby broads to explore, either on foot or on the water – fishing, wild swimming, paddleboarding, sailing, kayaking – it's all here. And that's not all – the relatively unknown east coast is around a 20-minute drive. You can head to Hoveton and hop on a train to Norwich or the North Norfolk coastline, or drive to Norwich in less than 30 minutes. North Walsham is also close by and has a choice of supermarkets, with more shops in Stalham and Wroxham.

## How Far Is It To?

The village is just over 8 miles from Sea Palling and the coast. The fine city of Norwich is around 11 miles, half an hour away by car, but if you prefer, you can park up in Wroxham, just over 3 miles, and catch the train, which takes just fifteen minutes and has onward connections to London.

## Directions

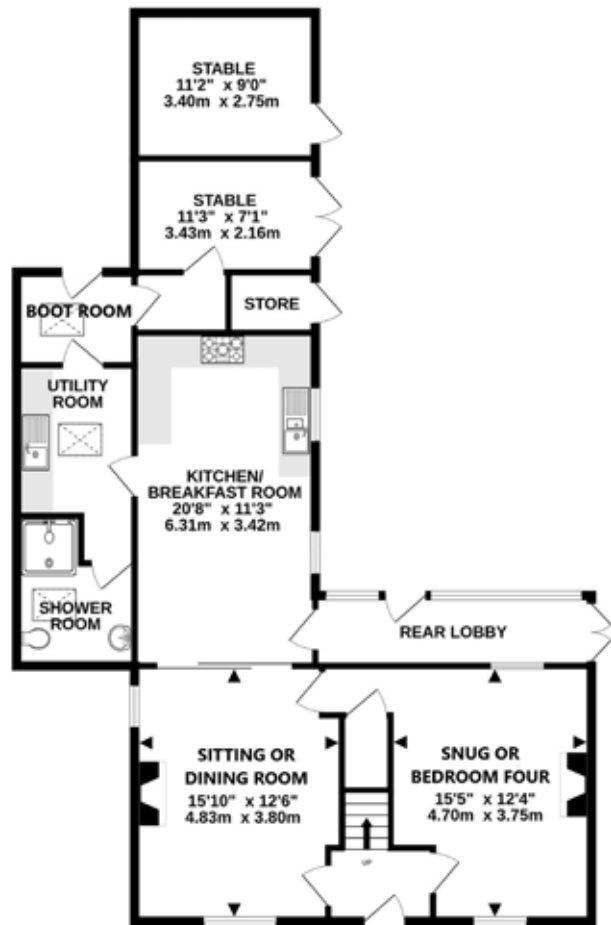
Leave Norwich on the Wroxham Road/A1151 passing through Rackheath, Wroxham and Hoveton. Take a right turn onto Norwich Road heading towards Neatishead. Turn right onto Horning Road and then left onto School Road. Turn right to stay on School Road and then right onto Church Road. Turn left onto the private loke and The Willows will be found on the right hand side.

## What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app and pinpoint the property using the words...[perusing](#).[balanced](#).[lived](#)

## Services, District Council and Tenure

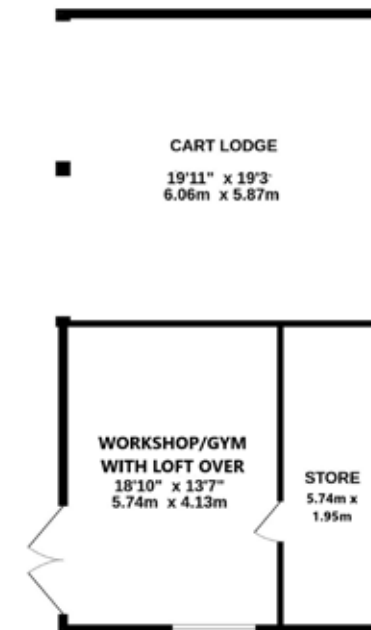
Oil Central Heating, Mains Water, Mains Drainage  
Broadband Available - vendors use EE  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) - for Broadband/Mobile availability  
North Norfolk District Council - Council Tax Band E  
Freehold



GROUND FLOOR  
1147 sq.ft. (106.6 sq.m.) approx.



1ST FLOOR  
713 sq.ft. (66.3 sq.m.) approx.



OUTBUILDING  
763 sq.ft. (70.9 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING STABLES & OUTBUILDING) : 1680 sq.ft. (156 sq.m.) approx.  
TOTAL FLOOR AREA : 2624 sq.ft. (243.8 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](http://www.norfolkpropertyphotos.co.uk)  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs	(94-100) <b>A</b>		
(81-93) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		56	77
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC  
www.epcrea.com

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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Fine & Country Foundation, charity no. 1160989

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