Priory Road, St. Olaves, Great Yarmouth, NR31 9HQ

Guide Price £875,000
**GENERAL REMARKS**

A fine period house set in about 4.75 acres with outstanding and far reaching views over the Waveney Valley to the West. Waveney House is a substantial late Victorian property traditionally constructed of red brick under a slate roof and situated in a commanding and elevated position. The total residential accommodation extends in excess of 5,180sqft (482m²) and the rear formal gardens ideally face Southwards.

**DESCRIPTION**

The house has been well modernised and restored over the years and has impressive accommodation together with large and well proportioned rooms with good ceiling height many of which have fine views over the Waveney Valley. There are many attractive features including fine cornice work and mouldings, fireplaces and panelled doors etc. The property has been considerably improved, has been re-roofed, re-plumbed and re-wired. In addition, the kitchen has been re-fitted with a Bespoke range of oak units together with an Aga cooking range. The kitchen enjoys an open plan aspect to the dining room and also a delightful morning room with views over the rear gardens. The elegant drawing room has views over the Waveney Valley and also provides access to a recently built Victorian style conservatory, very much in keeping with the character of Waveney House. From here the views are stunning with double doors leading to the impressive heated swimming pool and gardens beyond. Within the already substantial accommodation, Waveney House provides excellent potential to create 2 separate annexes if so required. The first of which is situated on the East Wing and would have its own separate access to a spacious 2 bedroom unit. The other could be formed on the entire top floor and again would provide 2 bedrooms.

**IMPRESSIVE ENTRANCE HALL**

Double doors provide access to a spacious hall with ornamental ceiling roses and coving, hallway opens to a further larger inner hallway with feature encaustic tiled floor and arched picture window overlooking the West gardens and Waveney Valley, the main stairs to the first floor are located here.

**DRAWING ROOM**

A spacious and comfortable living area with an attractive fireplace with ornate surround, mantle and inset log burner, 3 sets of double doors provide access to the conservatory and morning room.
VICTORIAN CONSERVATORY
A recent project the Victorian conservatory has been sympathetically re-built in
keeping with the character of the main residence, it has doors opening towards
the heated swimming pool and gardens beyond.

MORNING ROOM
A nice light airy room with doors to the main drawing room and open access from
the kitchen. Further double doors open upon the separate patio.

DINING ROOM
Open plan from the Morning Room and Kitchen. A pleasant light and airy room
ideal for general use and entertaining guests.

KITCHEN/BREAKFAST ROOM
Re-fitted in a range of Bespoke oak units having a central island and granite work
surfaces. Enjoy country style cooking on the feature pale blue Aga.

REAR LOBBY & UTILITY
Very useful entrance for general purposes access and a useful utility area should
the larger utility be used as a kitchen annexe.

ANNEXE KITCHEN
Lovely to have the space, a room you can spread into or use as a kitchen
annexe.

REAR LOBBY AND CUPBOARDS
A place to hang the coats, kick off the shoes and bring the dog in.

FIRST FLOOR
A spacious landing provides access to 6 good size bedrooms including the
master bedroom suite with en suite dressing room and bathroom with stand
alone roll top. Fabulous views and an additional well fitted family bathroom
with roll top. Two of the bedrooms and 3rd bathroom can easy be
separated to create the annexe.

SECOND FLOOR
The entire top floor can form a separate living area, with 2 bedrooms plus
a 3rd room which could provide a kitchenette together with a well fitted
bathroom with roll top bath and separate shower cubicle. In addition, there
is a fantastic studio reception room with large picture windows enjoying some of the best views over the Waveney Valley towards the Broads.

**OUTSIDE**
The house is approached by a private roadway leading to an impressive entrance with brick pillars and wrought iron gates. To the front of the house is a large gravelled driveway leading to good size parking and turning area. There is a gravelled terrace to the West of the house bordered by stone balustrading and steps leading to a terraced area of formal lawned garden with splendid views over the Waveney Valley. To the rear of the house is a further good size lawned formal garden bordered by established woodland. The large swimming pool is located here and has a brick pool house fully tiled with a shower cubicle and washbasin and vanity unit, together with separate wc. Adjoining this is a further building housing the pool filtration equipment and oil fired boiler. The Eastern boundary of the property is bordered by the old railway cutting which is now completely returned to woodland creating a useful protective and natural buffer. The main woodland is located on the South West side of the property and provides a delightful area with meandering pathways cleared through the woodland and along the Western boundary from the property bordering the reed beds of the Valley of the Waveney.

**DIRECTIONS**
From Lowestoft take the B1074 (Flixton Road) and travel for 4.3 miles. At the 'T' junction bear left onto the A143 (Beccles Road). Turn 1st left after 350ft onto Priory Road (private road) continue for 0.2 miles right to the end of the road and Waveney House will be found immediately in front of you.

Viewing by arrangement with Hardimans Ref: HL00022099

Tenure: Freehold

Council Tax Band: G  Energy Rating: F
TOTAL ACCOMMODATION

482m² (5,186sqft)
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