WANDER BY THE WATER

“In the heart of the Broads raised up looking out over the river, this period home stands tall. With character features and elegant proportions, the light airy rooms entice and enthral. Beautifully updated and lovingly finished, both home and gardens are sure to catch the eye, while the views are spectacular and location impressive, near city, town and country with the water close by.”
A Detached Victorian House set in an Elevated Position in a Conservation Area within the popular village of Wroxham
- Views over Water Meadow and the River Bure
- The Property is arranged over Three Floors
- Four/Five Bedrooms; Main Bathroom; Ground Floor Shower Room
- Sitting Room; Dining Room
- Kitchen Breakfast Room with Separate Utility/Larder
- Front and Rear Gardens with Terraces
- Garage/Workshop
- The Accommodation extends to 2,080sq.ft
- Energy Rating: D

This charming home enjoys an elevated position that perfectly captures views over the river to the west, framing spectacular sunsets and plenty of passing boats and birdlife alike. In a lively village in the heart of the Broads, it’s close to Norwich and well served for all amenities but also offers open countryside and beautiful walks, as well as access to the water, all just a short stroll from the house.

A Vantage Point For Views
It’s the view that sets this home head and shoulders above others. Most of the main rooms face the front, so the layout makes the most of the setting. When the owners came here, they loved the period character and excellent proportions, the gorgeous views and the convenient yet peaceful layout. “We could see the potential here — the house needed a little updating but the bones of it were brilliant,” they explain. They have relaid the roof, added insulation, replaced the windows and doors, fitted a new kitchen, updated the electrics and more, as well as replacing the fascia with hard-wearing and low maintenance materials that are in keeping with the way the house would originally have looked. There are some wonderful character features here, particularly the lovely front door with stained glass panels around, but thanks to the owners’ sensitive refurbishment, you don’t have all the work that so often comes with a period property.

Comfort And Relaxation
The house was built between 1890 and 1900 and sits on the site of a former orchard. The gardens originally encompassed the plots on either side. At some point, a former owner built the castle folly next door and it’s said the two were once connected by a bridge. The house retains a good size garden with the front stretching out before you and a private and enclosed lawn and terrace to the rear. The owners love to cook and spend a lot of time in the kitchen, both preparing food and relaxing around the table. “We like to watch the birds coming in to feed in the back garden,” they smile. Evenings are spent in the comfortable sitting room where you can take in the magnificent sunsets over the meadow, river and the woodland beyond. There are three bedrooms on the first floor and a further two rooms on the top, one of which the owner uses as a home office: “I keep binoculars up here and often find myself momentarily distracted by the view. You see the occasional kingfisher flash by over the water and of course there are many herons, ducks, geese and the like.”

City, Country, Coast And Community
Wroxham is well known as the capital of the Broads and is home to the biggest village store in the world, as well as other shops, pubs, cafes and more, giving it a lovely holiday feel. You also have a library, surgery, schools and so on — all the things you need for day to day life. Both Wroxham and Hoveton villages have strong communities with events and groups for all ages, from toddlers to teens to
the University of the Third Age. Whether it's sailing, cinema or sewing, you'll find it! While you can walk to everything in the village with ease, head in the opposite direction and within a couple of minutes you're in open fields. “We love the peace and quiet of the setting. We have a real connection with nature, watching the seasons change and seeing what the farmer has been doing week to week, spotting deer and game birds along the way.” The river is also close by and Caen Meadow is a popular spot for picnics, dogs, fishing and for children playing. “I have a kayak and launch from the slipway there. It means I get out on the water so much more as it's quick and easy.”

The Accommodation
Taking in the front elevation of the property you move through the side entrance door, noting the stained glass panels, into the…

Main Reception Hall
With stripped wood flooring underfoot and stairs which rise to the first floor. Within the reception hall, you note the cast iron surround fireplace. An opening to your left, a feature arch, takes you into an ideal study area. There is once again a continuation of the stripped wood flooring underfoot throughout here. You move into the…

Ground Floor Shower Room
Fitted with a three piece suite comprising of a walk-in shower cubicle, a low level WC and a wall mounted hand wash basin. There is a UPVC window to the rear aspect and the room is fully tiled.

Back in the main reception hall, a door to your right takes you into the…

Dining Room
With a window to the front aspect and decorative cornicing,

Sitting Room
With dual aspect windows and double doors providing access out onto the front terrace. Within the room you note the decorative cornicing and ceiling rose, together with the fireplace which takes centre stage. Underfoot you have engineered oak floorboards. From the sitting room you have access into the…

Kitchen/Breakfast Room
With travertine tiled flooring underfoot, whilst cabinets can be found to four aspects which contrast well with the work surfaces. Integrated within is a one and a half bowl single drainer ceramic sink with mixer tap over. There is space for a range cooker with an extractor fan above and further white goods to include a large fridge freezer and dishwasher. Double doors provide access out onto the rear terrace and garden beyond. Moving through the door to the side you find yourself in a very useful…

Larder/Utility Room
In here you have space and plumbing for a washing machine along with the wall mounted gas fired boiler and hot water system. There is a window to the side aspect as well as a courtesy door into the garage/workshop, which is 'L' shaped in nature. This has power and lighting and a further courtesy door to the rear.
Moving back to the main reception hall, you pass the under stairs cupboard and move up the stairs to the first floor landing. Here you discover three bedrooms and the main bathroom. A door to your right takes you into…

**Bedroom Five**
The smallest of the rooms, it is currently fitted out as a dressing room. With a window to the side aspect.

**Bedroom Two**
Again located to the front of the home, providing views over the river and driveway. There is a built in double wardrobe to one wall.

**Master Bedroom**
With a window that provides views over the water meadow and river beyond.

**Main Bathroom**
Fitted with a four piece white suite comprising of a walk in shower cubicle, a low level WC, a panel bath with shower attachment over, a vanity hand wash basin and an obscured window to the side aspect.

Moving up the stairs to the second floor, noting the velux window, a door to your left takes you into…

**Bedroom Four**
Noting the reduced headroom, eaves storage and a window to the front aspect.

**Bedroom Three**
Again you note the reduced head height and the velux window that provides light and views.

**The Outside**
The property is approached from Skinners Lane and sits in an elevated position. There is a shingle driveway that provides a turning area and plenty of off road parking as well as a lawned area with various mature shrubs. To the front of the property there is also a terrace, ideal for al-fresco dining, with further perennials. It is from the front of the property that you have great views over the fields opposite with the River Bure beyond, so you can watch the passing boats. The rear garden once again has a raised terrace area and is accessed from the double doors in the kitchen/breakfast room as well as the courtesy door that leads into the garage. Leading from the kitchen/breakfast room is a patio area, whilst from the courtesy door from the garage there is an area of slate where the current owner has a table and chairs set up for eating out in the garden. The rear garden is laid to lawn with various mature trees and shrubs and also has a pond. From the rear garden you can enjoy the sights and sounds of the Norwich to Wroxham railway line.

**Agents Note**
Please note the property has been previously underpinned. All documents relating to this can be inspected upon request through the agents.
Agents notes: All measurements are approximate and quoted in metric with imperial equivalents 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. * These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed
On Your Doorstep...
The property is situated within a cul-de-sac and the property sits in an elevated position with views of meadow land with the River Bure beyond. Wroxham/Hoveton has a wide range of facilities including shops, banks, post office, Doctors surgery and schools. Wroxham boasts the Roys of Wroxham department store as well as individual boutiques, a range of eateries and tourist attractions. Wroxham is the centre of the Norfolk Broads and is known as a National Park. From here you can explore the wealth of broads and backwaters at one’s leisure. The Norfolk coast is an area of outstanding natural beauty and is close at hand with a number of golf courses and other leisure facilities close by.

How Far Is It To...
From Wroxham you have easy access to the Cathedral City of Norwich which is approximately 11 miles to the south west with its large array of cultural and leisure facilities, including Chapelfields shopping centre, bars, restaurants, theatres and cinemas. There are a number of good schools in both the state and private sectors as well as the University of East Anglia. Norwich has a main line station to London Liverpool Street with a fastest journey time of 1 hour 50 mins, also providing commuter trains to Cambridge. There is an international airport to the north side of the city and access to most major trunk roads. From the A11 Newmarket Road, Cambridge lies approximately 60 miles to the south-west and Newmarket 47 miles.

Directions
Proceed out of Norwich on the Wroxham Road (A1151) upon reaching the roundabout to the Broadland Northway (NDR) proceed straight over continuing on the A1151 Wroxham Road, keeping on this road until you reach the bridge, following round to the left. Straight over the mini roundabout and passing the petrol station on your left. After a short distance turn left onto Castle street, over the bridge and left onto Skinners Lane, where the property can be found on your left hand side clearly signposted with a Fine and Country For Sale Board.

Services
Gas Central Heating, Mains Water, Mains Drainage

Broadland District Council

Energy Efficiency Rating

Environmental Impact (CO2) Rating

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