



IRSTEAD
£595,000 FREEHOLD

WATERSIDE
ESTATE AGENTS



IRSTEAD ROAD, IRSTEAD, NORFOLK NR12 8XP

- Former Wherryman's cottage, sympathetically renovated
- Private mooring dock with slipway
- Picturesque location with open views
- Perfect for sailing, within easy reach of Barton Broad
- Wood burner, AGA, latch doors, wooden floor, exposed timbers

This captivating and picturesque riverside cottage occupies a truly idyllic location set beside Gay's Staithe which leads, via Lime Kiln Dyke, out onto Barton Broad; perfect for sailing, a spot of fishing or simply enjoying the stunning scenery and the abundant wildlife.

Thought to have originally been a pair of Wherrymens' Cottages, dating back to the 1700s, this delightful home has been sympathetically renovated, losing none of its character and charm, retaining a number of period features including wooden floors, latch doors and exposed timbers.

The attractive gardens wrap around three sides of the cottage and are laid mainly to lawn with a south facing sun terrace offering views over the private dyke and open countryside beyond, a mooring dock with slipway, gravelled driveway and garage.

Set in the highly regarded and unspoilt village of Irstead, with access to the entire Broads National Park, the property is equally suitable as a peaceful riverside residence, a perfectly placed second home or as a well appointed holiday let, and is available with no onward chain.

ACCOMMODATION

Entrance Hall: 13'2" x 7'10"

Wooden parquet floor, staircase to first floor, under stair storage cupboard.

Shower Room

High flush w/c with feature wooden seat, latch door, tiled shower enclosure, hand basin.

Living Room: 29'6" x 12'0"

This light, south facing reception room offers wooden floors, a multi-fuel burner set on a pamment tiled hearth within a brick chimney breast, three windows looking out into the garden, two of which retain their wooden shutters. Exposed timbers, latch door.





Kitchen: 12'9" x 7'10"

Range of wooden fronted units with tiled worktops, sink unit and drainer, electric AGA, plumbing for dishwasher and washing machine, window to rear, wooden parquet floor, latch door.

FIRST FLOOR

Landing

Window to rear, exposed timbers, down lighters.

Bedroom 1: 12'0" x 11'5"

Dual aspect with attractive open views, latch door, fitted corner cupboard and wooden window seat with storage. Built in cupboard housing the hot water tank.

Bedroom 2: 12'0" x 11'4"

Window to front aspect with views out over the dyke and the countryside beyond, latch door.

Bedroom 3: 13'5" x 8'5"

Window and two Velux windows to rear aspect, latch door, fitted bookshelf.

Bedroom 3: 8'0" x 6'1" (8'4" max)

Window to rear, latch door, hand basin.

Bathroom: 8'8" x 6'8"

Free standing, claw foot roll top, cast iron bath, w/c, wash basin, wooden floor, window to front aspect, latch door.





OUTSIDE

Access to the property is gained via a wooden five bar gate leading to a gravelled driveway which in turn lead to the garage and the private mooring dock measuring 22'0" x 11'6", which also includes a slipway. The mooring leads directly onto Lime Kiln Dyke and from here onto Barton Broad and the entire Norfolk Broads network.

The charming gardens wrap around three sides of the cottage, laid mainly to lawn with a variety of mature trees, shrubs and flowering borders.

The south facing patio leads out from the living room and provides picturesque views out over the private dyke and the open countryside beyond.

ADDITIONAL INFORMATION

Services: Mains electric and water, treatment plant drainage system, fitted approximately three years ago

Heating: Electric night storage heaters, electric AGA and a multi-fuel burner.

Access: The property is approached via an unadopted roadway.

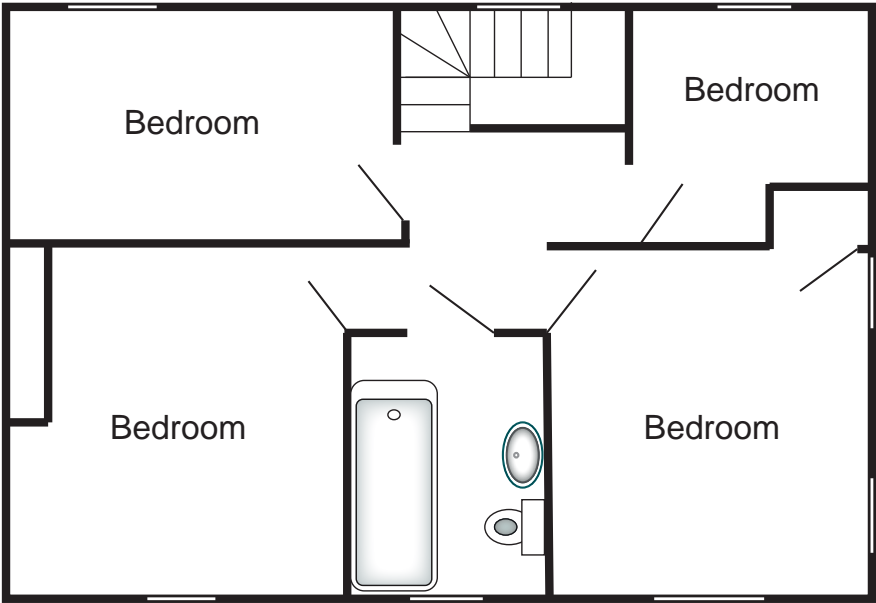
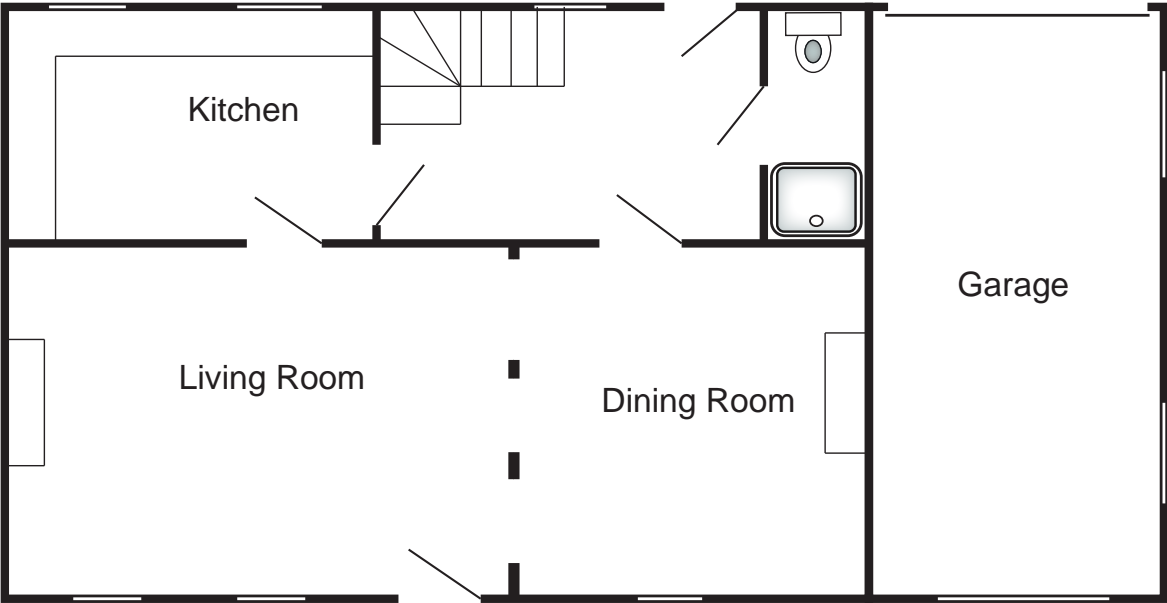
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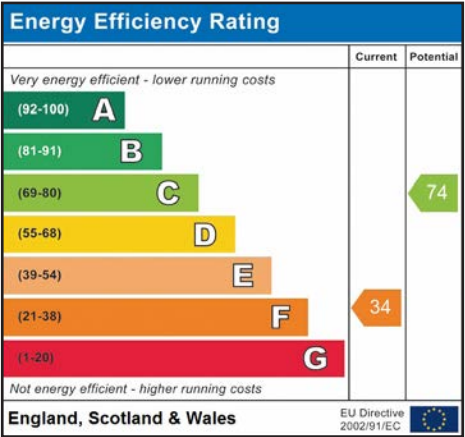
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PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY







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