



ACLE BRIDGE, ACLE
OFFERS OVER £650,000 FREEHOLD

WATERSIDE
ESTATE AGENTS



ACLE BRIDGE, ACLE, NORFOLK NR13 3AT

- Gardens and grounds extending to approximately 5 acres
- Fully renovated and extended
- Potential for equestrian use/campsite/glamping/caravan site/bed and breakfast
- 4 double bedrooms all with en-suite facilities
- At the gateway to the Norfolk Broads

A substantial and versatile family home, comprehensively extended and upgraded by the current owners, set in gardens and grounds extending to approximately five acres, surrounded by open farmland within sight of Acle Bridge and the River Bure.

With the Norfolk Broads on its doorstep and five acres of private land at its disposal, the property could lend itself to a number of additional uses including an equestrian facility, campsite, glamping with shepherds huts, certified location for caravans to name just a few (all subject to the required planning permission).

The property itself is also incredibly flexible with generous accommodation that comprises two large reception rooms, a fully fitted kitchen with breakfast room, spacious conservatory/dining room, utility room and four double bedrooms,

each with their own en-suite bathroom/shower rooms. The existing layout lends itself to either a substantial family home or perhaps a bed and breakfast, and by converting the large integral double garage, a sizeable annexe could be created (planning permission required).

Thought to date back to 1850 and owned by the same family since the 1950s, the property was fully renovated, modernised and extended about ten years ago, and now benefits from full oil fired central heating by radiators, UPVC sealed unit double glazing, upgraded wiring and insulation.

The property provides extensive private parking with space for multiple cars/boats/caravans etc with a number of outbuildings, including a workshop and a double stable/storage shed.

Set a stone's throw from Acle Bridge and the highly regarded Acle Bridge Inn public house, and approximately one mile from the large historic village of Acle, known as the "Gateway to the Broads", served by an extensive range of amenities including shops, pubs, restaurants, schools, doctors' surgery and a train station.

Close by is the Weavers Way, a 61 mile long scenic walking route which links to the north and east Norfolk coastlines. The property is also well placed for access to the A47, leading to Great Yarmouth, Norwich and beyond.





ACCOMMODATION

Entrance Porch

Triple aspect.

Entrance Hall

Staircase to first floor, radiator, glazed double doors to breakfast room.

Sitting Room: 20'8" x 11'4"

Window to front aspect, Parquet wooden floor, down lighters, two radiators, glazed double doors to:

Conservatory/Dining Room: 15'5" x 15'0"

Of brick and UPVC sealed unit double glazed construction with fitted blinds, under floor heating and French doors leading out onto a private patio area looking over the rear garden.

Living Room: 22'10" x 12'0"

Bay window to front aspect, Parquet wooden floor, coved ceiling, open fireplace with stone surround, radiator.

Kitchen: 17'0" x 9'10"

Full range of contemporary wall and floor mounted storage units with 1½ half sink unit and drainer, built in dishwasher, fitted range style cooker with 7 burner hob (LPG) double oven, grill and extractor hood, tiled walls, tiled floor, down lighters, under floor heating. Dual aspect, door to garage. Open plan to:

Breakfast Room: 15'9" x 7'10"

Window to rear, radiator, tiled floor.

Rear hallway

Tiled floor.







Utility Room: 8'1" x 5'10"

Low level w/c, sink unit and drainer with cupboards under, oil fired central heating boiler, tiled floor, tiled walls, heated towel rail, extractor fan, window to rear.

Rear porch.

FIRST FLOOR

Landing

Loft access, linen cupboard, two airing cupboards, radiators, windows to side with views over open countryside.

Master Bedroom: 23'0" x 12'1"

Spacious triple aspect bedroom with far reaching open views, three radiators, two oak finished fitted four door wardrobes with storage under.

En-suite Shower Room

Low level w/c, vanity wash basin, shower enclosure, heated towel rail, extractor fan, mirror, shaver point, tiled floor and tiled walls.

Bedroom 2: 14'0" x 10'6"

Window to side, wall lights, radiator.

En-suite Shower Room

Fully tiled with low level w/c, hand basin and shower enclosure, heated towel rail, mirror and shaver point, extractor fan.

Bedroom 3: 12'0" x 11'2"

Window to front aspect with open views, fitted double wardrobe, radiator.



En-suite bathroom

Low level w/c, wash basin, panelled bath and separate shower enclosure, down lighters, heated towel rail, window to side.

Bedroom 4: 12'0" x 10'10"

Window to front aspect with far reaching views, three door fitted wardrobe, radiator.

En-suite shower room

Low level w/c, vanity wash basin, shower enclosure, down lighters, mirror, extractor fan, shaver point, window to rear.

OUTSIDE

The property is approached via double gates leading to a long tarmac driveway which provides extensive private parking and leads to an **Integral Double Garage: 20'2" x 18'5"** with twin electric remote controlled up and over doors. Power and light supplied.

The house is set in immaculate formal gardens that extend to approximately 0.8 acres, laid to lawn and enclosed by mature trees and hedgerow borders providing a high degree of privacy. A south facing patio leads out from the conservatory and there are two garden sheds, two greenhouses, a stable/storage shed of timber construction on a concrete base measuring 24ft x 16ft and a workshop with power and light connected, measuring 24ft x 12ft. There is external power, light and water.

Beyond the formal garden extends approximately 4.2 acres of private meadowland, enclosed by drainage ditches on three sides, lying adjacent to open countryside within sight of the River Bure. This private and quiet parcel of land has fantastic potential to be used for anything from an equestrian facility, campsite, glamping site with shepherd huts or yurts, certified location for caravans etc, all subject to the necessary planning permission.

ADDITIONAL INFORMATION

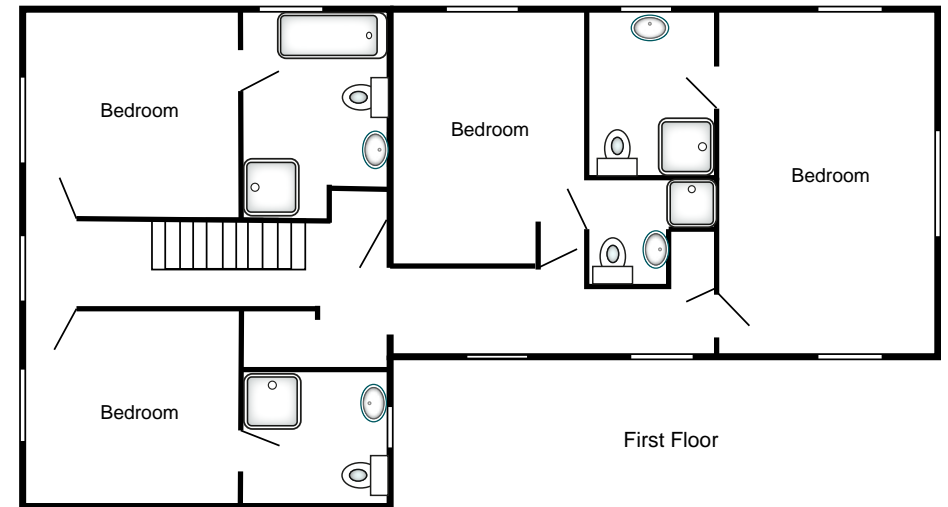
Tenure: Freehold

Services: Mains electricity and water.

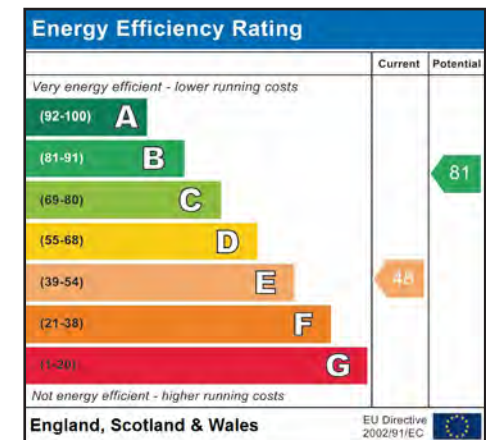
Private drainage via a Klargestar septic tank.







First Floor



Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.



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