



THE SHOAL, IRSTEAD
£1,250,000 FREEHOLD

WATERSIDE
ESTATE AGENTS



THE SHOAL, IRSTEAD, NORFOLK NR12 8XS

- A spacious and versatile riverside home, finished to the very highest standard
- Set in over half an acre of well kept grounds leading down to the River Ant with private mooring
- Private and picturesque setting looking out over open fenland, just outside of Barton Broad

A beautifully presented riverside residence that successfully combines charming rustic detail with an incredibly high contemporary standard of finish. Offering a beautiful and tranquil setting leading directly onto the River Ant with breathtaking views out over unspoilt fenland, only a quarter of a mile from Barton Broad.

In recent years the property has undergone an exhaustive programme of renovations that have seen it dramatically extended, remodelled and restyled, turning a once modest bungalow into a stunning, spacious and versatile family home, amongst the very best that the Broads has to offer.

The current owner has gone further still, building a detached double garage with additional parking and creating a large fourth bedroom with dressing area and an en-suite shower room, and a detached, self-contained, one bedroom annexe.

The rest of the generous and flexible accommodation consists of an entrance hall, a 29ft long kitchen/breakfast room, large utility room, a truly impressive triple aspect family/garden room measuring 25ft x 25ft, with a high vaulted ceiling, dining room with a bespoke spiral staircase, two further double ground floor bedrooms with two beautifully finished shower rooms; one including a sauna. The first floor is given over to a huge 54ft long master bedroom suite offering incredible versatility, currently including a galleried study area and a high quality four piece en-suite bathroom.

Throughout this property it is the attention to detail that really impresses, with Fired Earth tiles and Thomas Crapper or Samuel Heath sanitary ware. The kitchen is made up of hand made, free standing solid oak units, the spiral staircase is hand made in steel, the interior doors are all solid oak, as are the sealed unit double glazed windows and doors; even the radiators are cast iron and finished in brass. The house itself is clad in elm under a hand made clay tiled roof. The quality and craftsmanship on display needs to be seen to be fully appreciated.

The property occupies a plot extending to over half an acre, approached via a sweeping gravel driveway with extensive private parking, the quay headed river frontage extends to approximately 65ft and includes a 39ft long mooring dock. A significant feature of the garden is the large detached summerhouse, finished to an equally high standard, arranged over three rooms, with features that include power, water, a wood burner and double glazing.

Irstead is a highly regarded, quiet, unspoilt riverside village set just outside of Barton Broad, the second largest Broad in the care of the Norfolk Wildlife Trust, and widely believed to be where Admiral Lord Nelson learned to sail. Horning and Wroxham are three and six miles away respectively, with Norwich and Winterton on Sea 13 and 15 miles away. The property is a high quality Broads home in a picturesque and private river site setting.

Early viewing is recommended.



ACCOMMODATION

Entrance Hall

Solid oak front door, radiator, down lighters and wall lights.

Kitchen/Breakfast Room: 29'0" (19'7" min) x 12'0" (16'6" into bay)

A variety of hand made free standing oak units with a large Butler sink, an oil fired Aga, Fired Earth tiled floor, a flint faced feature wall with a wood burner at its centre, two radiators and a fitted cupboard housing the oil fired boiler, and down lighters. Back door, windows to the rear offer views of the garden and the river beyond.

Walk-in Larder

Utility Room: 18'6" x 8'10"

Windows to front aspect, door to side. The room is fully clad in Bushboard laminate wall panels with a knee operated stainless steel wash basin. This room can also be accessed via bedroom 3, offering potential to be used together with the adjacent shower room as a guest suite or annexe.

Bedroom 4: 17'9 (24" max) x 13'0

A warm an inviting room with wood burner set on a stone hearth, two radiators, wall lights, coved ceiling and picture windows and French doors leading out into the garden with views down to the river. Solid oak stable door.

Dressing Area

Radiator, space for two double wardrobes, downlighters. Leading to:

En Suite Shower Room

Shower enclosure, high flush w/c and a large wash basin. Radiator, down lighters, coved ceiling, partially tiled walls and French doors to rear.

Dining Room: 12'4" x 12'0"

Window to front aspect, radiator, coved ceiling, hand made steel spiral staircase leading to the first floor.

Bedroom 2: 15'0" x 12'0"

Dual aspect room with radiator, coved ceiling and wall lights.



Shower Room

High quality sanitary ware with w/c, wash basin and shower enclosure, Fired Earth tiles throughout with limed oak ceiling, with down lighters. Built in sauna also finished in limed oak. Under floor heating, window to front aspect, shaver socket, extractor fan.

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

Window to front aspect, radiator, coved ceiling, built in wardrobe with cupboard over. Door to utility room.

Shower Room

Fired Earth tiles throughout, shower enclosure, w/c and hand basin, extractor fan, heated towel rail, panelled ceiling with down lighters.

FIRST FLOOR

Master Bedroom Suite: 54'0" x 14'7" (28'0" max)

The entire first floor is given over to a sprawling master bedroom area with beautiful views out over the garden and the river beyond. This space offers incredible flexibility with scope for a dressing area, sitting area as well as the existing galleried study area looking out over the garden room. Solid copper up lighters throughout, two radiators, access to eaves storage, vaulted, pine clad ceilings.

En-Suite Bathroom

Large cast iron free standing bath, shower enclosure, w/c, wash basin, two heated towel rails, wooden floor, Velux windows, extractor fan, access to eaves.

OUTSIDE

The cottage is approached via double gates leading to a sweeping, recently laid gravel driveway offering extensive private parking. The well tended and enclosed grounds extend to in excess of half an acre with extensive lawned areas and a wide variety of mature trees, shrubs and flowering borders. A gravel pathway leads around the house which offers comprehensive feature lighting.

The rear garden leads down to the water's edge with approximately 65ft of quay headed frontage directly onto the River Ant with a generous private mooring dock measuring 39'0" x 11'6". Mature laurel hedging runs the full length of the garden which also offers a raised sun deck and a paved patio with pergola.

Detached Double Garage: 20'8 x 19'2

Of timber construction under a tiled roof. 2 sets of double doors, central partition, boarded roof space. Additional parking area.



Sitting proudly in the front garden amongst the raised beds is the substantial and impressive

DETACHED ANNEXE

Of timber construction under a clay tiled roof with accommodation that consists of:

Sitting Room: 13'3 x 11'8

Window and door to front aspect.

Kitchen/Breakfast Room: 11'0 x 9'5

Solid oak storage units with stone worktop and a Butler sink. Part glazed double doors to front aspect.

Bedroom: 13'3 x 11'8

Built in wardrobe, electric heater, open to en suite with shower enclosure, wash basin and w/c.

ADDITIONAL INFORMATION

Services: Mains electricity and water, treatment plant drainage, oil central heating.

Access is via a private roadway with responsibility shared between the residents.

Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

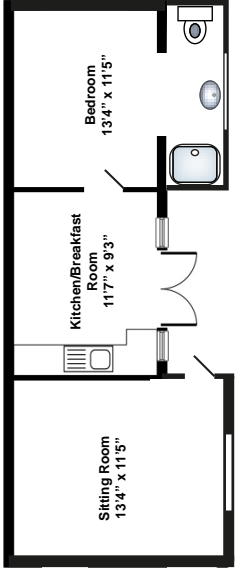
Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.



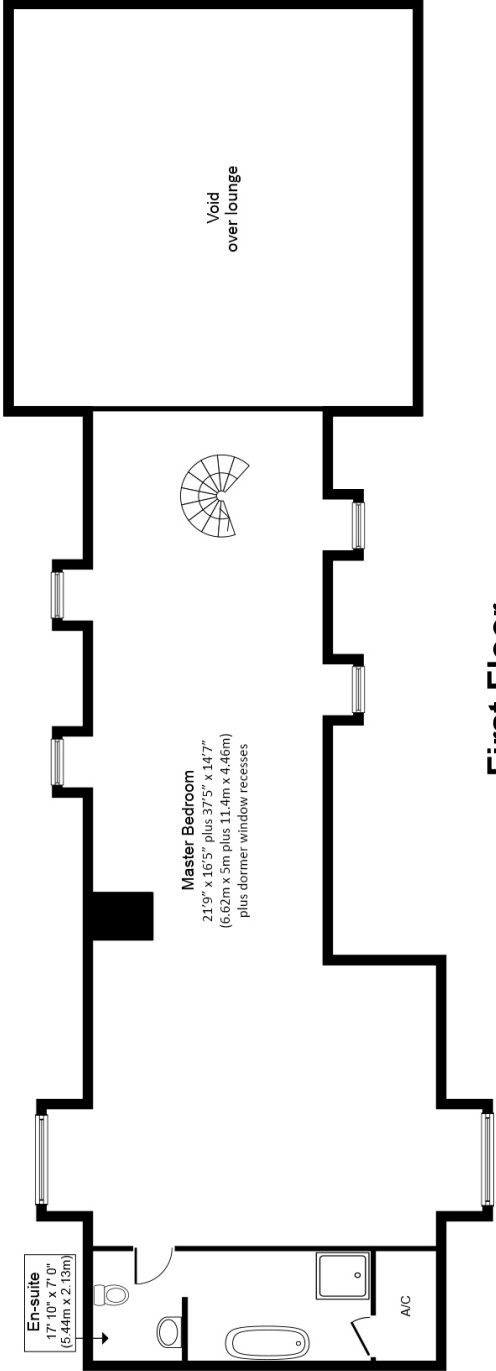




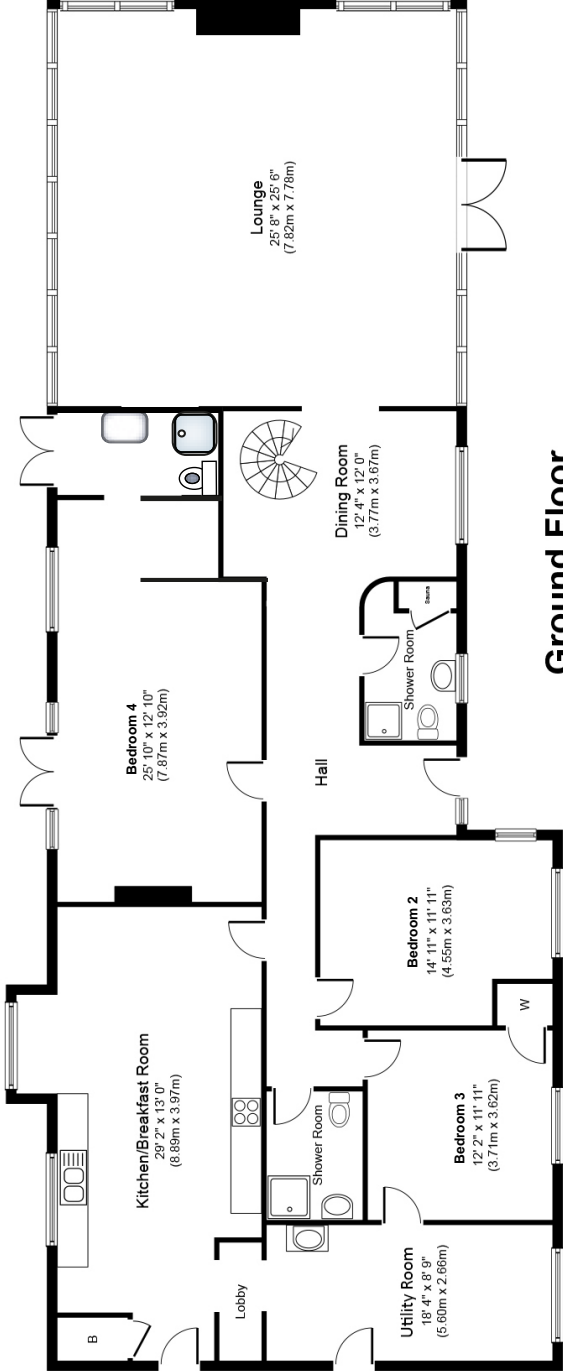
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A	(92-100)	79
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	62
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Detached Annexe



First Floor
Approximate Floor Area
1,130 sq. ft
(105.5 sq.m)



Ground Floor
Approximate Floor Area
2,454 sq. ft.
(228.0 sq. m.)

PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY



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