



BORROW ROAD, OULTON BROAD  
£2,000,000 FREEHOLD

**WATERSIDE**  
ESTATE AGENTS











## BORROW ROAD, OULTON BROAD, SUFFOLK NR32 3PW

- Spacious and versatile waterside residence
- Panoramic views out over Oulton Broad
- Approximately 1.8 acres with extensive private moorings
- 50ft long dry boathouse
- Detached 3 bedroom coach house - fully self-contained
- Elevated south-facing position
- Extensive private parking, cart lodge and two garages
- Rail link to Norwich and London Liverpool Street

A spacious and versatile Broadside residence occupying a commanding, elevated position looking out over Oulton Broad. The private grounds extend to approximately 1.8 acres and include a large dry boathouse, extensive private mooring and stunning panoramic views. The property also includes a substantial detached 3 bedroom coach house, finished in a contemporary style, suitable for use as a long term or a holiday let, as a generous base from which to work from home or a comfortable self-contained annexe.

Dramatically extended and improved and offering a breathtakingly beautiful location within the North Bay area of Oulton Broad, this unique and impressive waterside home must be seen to be fully appreciated. Early viewing is recommended.

### ACCOMMODATION

#### **Entrance Hall: 18'10" x 13'2"**

A spacious reception area with impressive semi-circular two storey high windows allowing light to flood into both the entrance hall and the first floor landing.

Staircase to first floor, laminate wooden floor, two radiators.

#### **Cloakroom**

Low level w/c, vanity wash basin, radiator, tiled floor, window to front aspect.



**Study: 14'1" x 8'4"**

Windows to front and side, laminate flooring, range of fitted storage units with a long fitted workstation. Radiator.

**Breakfast Kitchen: 20'0" x 16'10"**

A light and airy contemporary space with far reaching views over the garden and the Broads beyond. Door out onto the south facing terrace. Extensive range of wall and floor mounted units under granite worktops. Double stainless steel sink unit with twin drainers. Built in wine fridge. Space for a large Rangemaster dual fuel range cooker with extractor hood. Plumbing for dishwasher, tiled floor. Down lighters, under floor heating.

**Utility Room: 8'7" x 8'3"**

Range of storage units, sink unit and drainer, plumbing for washing machine. Built in boiler cupboard, tiled floor, extractor fan, window and door to front aspect.

**Dining Room: 27'7" x 11'1"**

Impressive semi-circular picture window with panoramic Broad views and access out onto the terrace. Radiator, under floor heating.

Double doors to kitchen, open plan to:

**Sitting Room: 17'0" x 14'0"**

Picture window to rear, large stone fireplace housing a large wood burner, down lighters, two radiators.

**Family Room: 22'0" x 17'0"**

Sliding patio doors to rear leading out onto a covered south facing terrace with imposing views. Oak wooden floor, down lighters. Under floor heating.

**FIRST FLOOR****Landing**

Down lighters, two radiators, two built-in linen cupboards.

**Cloakroom**

Low level w/c, wash basin, window to front aspect.





### **Shower Room**

Tiled shower enclosure, low level w/c, wash basin, down lighters, radiator, heated towel rail, window to side.

### **Master Bedroom: 13'1" x 12'7"**

Sliding patio doors leading out onto a large south facing balcony with stunning views. Down lighters, two radiators.

### **En-Suite Dressing Room**

Range of built in wardrobes with fitted dressing table and additional storage/shelving.

### **En-Suite Bathroom**

Large bath with shower attachment and views out over the garden and Broad. Vanity wash basin, low level w/c, radiator, dual aspect, down lighters.

### **Bedroom 2: 21'9" x 17'0"**

Sliding patio doors leading out onto a balcony which also enjoys a southerly aspect and far reaching views. Three radiators, down lighters.

### **En-Suite Bathroom**

Panelled bath with shower attachment, low level w/c, wash basin, heated towel rail, window to front aspect.

### **Bedroom 3: 14'1" x 13'4"**

Window to rear, views over the Broad, vanity wash basin, down lighters.

### **Bedroom 4: 11'0" x 7'6"**

Window to side, radiator.











## COACH HOUSE

This charming former coach house is thought to date back to the 1890s and offers generous ancillary accommodation, completely self-contained from the main house. Recently improved and now presented with quality contemporary styling, the Coach House could serve as a generous annexe or as a stylish base from which to work from home or as a separate residential or holiday let.

## ACCOMMODATION

### Entrance Hall

Wooden Parquet flooring, staircase to first floor.

### Kitchen: 17'6" x 8'6"

Full range of wall and floor mounted units with sink unit and drainer. Built in oven, hob and extractor fan, plumbing for washing machine. Wooden Parquet flooring, windows to front and rear.

### Study: 10'6" x 9'5"

Windows to front aspect, laminate flooring, radiator, down lighters, double, partially glazed panelled doors.

### Living Room: 17'7" x 12'10"

Dual aspect with French doors to rear leading out into the impressive fully covered and gated entertaining area.

## FIRST FLOOR

### Landing

Radiator, two Velux windows, built in cupboard.

### Bedroom 1: 13'0" x 12'10"

Window to rear, laminate floor, radiator.







### **Bedroom 2: 15'9" x 9'5"**

Window to rear, Velux to rear, radiator.

### **Bedroom 3: 17'7" x 8'5"**

Window to rear, radiator.

### **Bathroom**

Corner bath, low level w/c, wash basin, heated towel rail, window to rear.

The Coach House benefits from its own integral garage/workshop which has potential to be converted into further accommodation.

There is ample parking and a detached outbuilding providing a gardener's w/c and further storage.

One of the highlights of the Coach House is the substantial fully covered outside area perfect for entertaining, whatever the weather. This area has gated access from the driveway so could provide additional storage for vehicles, if needed.

## **OUTSIDE**

The property is approached via electric double gates that lead to a gravelled driveway with access to the Coach House and to the garage that serves the main house.

A second set of gates lead to the main house itself with a double bay cart lodge, extensive additional parking area and a lean to greenhouse.

Overall the whole plots extends to approximately 1.8 acres with the majority set to the rear of the property enjoying incredible privacy, a southerly aspect and truly stunning views out over Oulton Broad.

The substantial, immaculately kept, tiered grounds offer a large, split level sun terrace, perfect for entertaining. Extensive lawned gardens with a variety of mature trees, shrubs and flowering borders.

As the gardens meet the water a footbridge gives access onto a private island which is naturally screened from the Broad.

The property offers extensive quay headed frontage onto the Broad with capacity to moor several boats. A generous dock leads to a slipway which in turn leads to the 50ft long dry boat house of timber construction under a thatch roof with dual sail lofts and an electric winch. There is also an additional covered dock approximately 28ft in length.











The waterside section of the grounds also offers a picturesque summerhouse and a raised sun terrace, both offering incredible vantage points from which to take in the simply magical views.

## LOCATION

Oulton Broad plays host to a huge variety of waterborne activities including everything from paddle boarding to power boating and also offers access to the entire Norfolk Broads network and out to sea via Lowestoft and Lake Lothing.

The village itself offers a wealth of amenities and includes two railway stations with direct links to Norwich and then on to London Liverpool Street.

## ADDITIONAL INFORMATION

Services: Mains gas, water and electricity

Septic tank drainage

Council tax rating: G

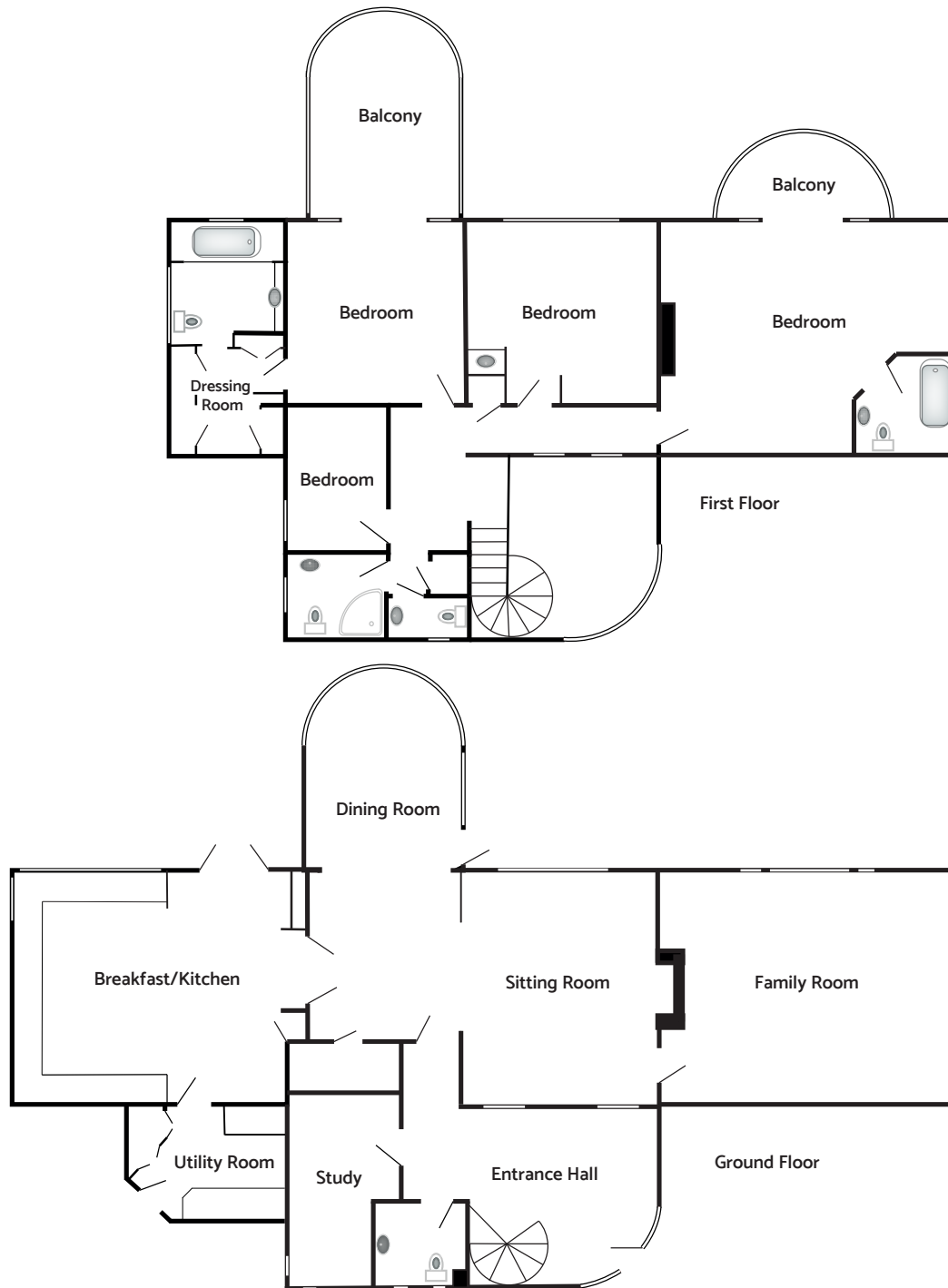
Gas central heating.

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.

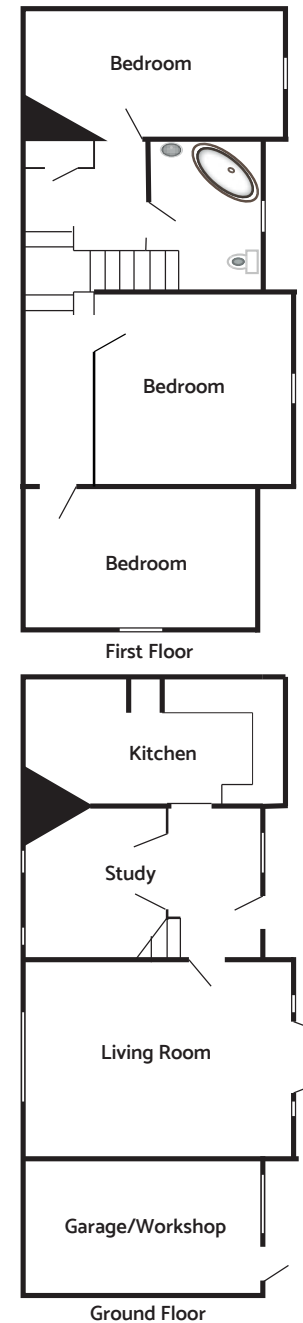
All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

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





COACH HOUSE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

PLAN NOT TO SCALE  
FOR GUIDANCE PURPOSES ONLY





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