



BEECH ROAD, WROXHAM  
OFFERS IN EXCESS OF £2,250,000 FREEHOLD

**WATERSIDE**  
ESTATE AGENTS









COBWEBS







## BEECH ROAD, WROXHAM, NORFOLK NR12 8TP

- A stunning riverside property in one of the Norfolk Broads' most sought after locations
- Panoramic views, multiple moorings, 2 boathouses and garaging for 5 cars
- Versatile accommodation extending to 4,943 sq ft
- 7 bedrooms, 6 shower/bathrooms

A truly awe inspiring property!

Surely the ultimate Broads residence, offering a breathtaking combination of location, character and scale that is not only unique, but also unrivalled.

Occupying a tranquil, yet commanding position on the banks of the River Bure with beautiful far reaching views, the property has many features; these include multiple moorings with a private mooring basin and two wet boathouses, garaging for five cars with extensive off road parking and incredibly versatile accommodation extending to approximately 5,000 sq ft.

The property had been divided into two separate dwellings until it was successfully re-combined by the current owners in 2009. It was then subject to a comprehensive programme of renovations with the current remodelled layout, offering incredible versatility, easily allowing for multi-generational living.

### ACCOMMODATION

#### **Reception Hall: 21'7" x 15'7"**

Spacious, dual aspect entrance area, flooded with natural light with large French doors leading out onto a raised deck with river views, two radiators.

#### **Kitchen/Dining Room: 34'8" x 18'6"**

An impressive dining kitchen, perfect for entertaining with an extensive range of wall and floor mounted units with a central island unit with both wooden and marble worktops, and a ceramic double sink with a filtered water tap. Rangemaster cooker plus two additional built in Siemens ovens, built in larder style fridge and a separate wine fridge, tiled floor with underfloor heating, down lighters, dual aspect with large glazed door to southerly aspect and a curved wall with windows to front and rear with views of the river.





**Utility Room: 8'0" x 4'5"**

Range of storage units, plumbing for washing machine, cupboards hosting gas fired central heating boiler and water softener, tiled floor and automatic lighting.

**Inner Hallway**

Large, fully glazed bi-folding doors leading out onto a raised south facing deck. Radiator, wall lights.

**Living Room: 35'5" x 24'7"**

A unique expansive split level living space, once again perfectly designed for entertaining and dominated by a massive full height, multi section bay window incorporating large French doors providing breathtaking panoramic views out over the River Bure. Three radiators, built in cupboard and three sets of feature glazed double doors to hallway.

**Link Room: 20'3" x 15'5" plus 14'8" x 13'4"**

Spacious and versatile split level reception room. Dual aspect with river views and a large picture window looking out to the south. Three radiators.

**Cloakroom**

Low level w/c and hand basin.

**Sitting Room: 27'5" x 19'4"**

Another generous living space, bathed in natural light from large picture windows facing front and back, French doors leading out to the river and a glazed door leading out onto a large raised sun deck that makes the most of its southerly aspect with both a sunken hot tub and a separate Hydropool swim spa.

Inset multi-fuel burner with marble hearth, two radiators and down lighting.









### Inner Hallway

Picture window and door out onto a deck. Built in laundry cupboard with plumbing for a washing machine.

### Master Bedroom: 24'4" x 20'1"

Uniquely laid out with a large corner bay window providing stunning river views and incorporating a well fitted dressing area which includes a fitted dressing table and a generous selection of fitted wardrobes. Downlighters and three radiators.

### En-Suite Shower Room

Double shower enclosure, vanity wash basin, w/c, heated towel rail, window to front aspect, downlighters, vertical radiator.

### Bedroom 3: 13'10" x 13'7"

Dual aspect with French doors to rear aspect with a Juliet balcony and picturesque river views.

### En-Suite Shower Room

Shower enclosure, vanity wash basin, heated towel rail, downlighter.

### Bedroom 4: 13'1" x 10'6"

Window to side with river view, radiator.

### En-Suite Shower Room

Double shower enclosure, w/c and wash basin. Extractor fan and downlighters.

### Inner Hallway

Fully glazed eastern elevation, radiator, downlighters and a built in cupboard.

















**Bedroom 2: 16'3" x 14'0"**

Triple aspect with a large south facing bay window and a glazed door out onto a raised sun deck. Built in wardrobe, radiator and downlighters.

**En-Suite Shower Room**

Shower enclosure, w/c, wash basin, radiator and window to front aspect.

**Bedroom 5: 10'7" x 8'11"**

Window to front aspect, five door built in wardrobe, radiator.

**Bathroom: 10'7" x 10'10"**

Large jacuzzi bath, double shower enclosure, vanity wash basin with wall and floor mounted storage. W/c, heated towel rail, radiator, partially tiled walls, window to front aspect.

**Inner Hallway**

Glazed door leading out onto a river facing deck.

**Bedroom 6: 15'4" x 13'6"**

Large bay window looking out over the River Bure, radiators, built in three door wardrobe.

**Bedroom 7: 11'6" x 11'3"**

Window to side with river views, radiator.

**Shower Room**

Double shower enclosure, vanity wash basin with range of fitted storage. W/c, heated towel rail, extractor fan, downlighters.







## OUTSIDE

The property is approached via two separate gated driveways both providing extensive private parking. The second driveway leads to a:

### **Five Car Garage: 40'8" x 19'0"**

An incredible facility of timber construction under a tiled roof with five remote controlled roller doors, power, light and a mezzanine storage area.

The centrepiece of the south facing front garden is the large ornamental pond, bisected by a long footbridge which leads up to the front door.

Decked and paved seating areas are arranged throughout this private garden with a variety of well stocked beds, an Edwardian style greenhouse, potting shed, served by external power, water and feature lighting.

To the side of the property is the

### **Boathouse: 32'0" x 17'9"**

Of timber construction under a thatch roof. Divided in half to provide a generous workshop as well as a covered mooring.

An open staircase leads up to a large south facing sun deck enclosed by frameless glass balustrades and housing a sunken hot tub and a large Hydropool swim spa.

The breathtaking river facing garden is laid mainly to lawn with a large central mooring basin providing the perfect launching point for kayaks and paddleboards, mature willow trees provide an element of privacy while an impressive circular thatched summer house offers the perfect vantage point to sit and enjoy the beautiful ever changing river views.













## ADDITIONAL STORAGE

Beneath the raised east wing of the property is a substantial storage space, loosely divided into three areas:

Room 1: 42'8" x 14'6"

Room 2: 24'11" x 13'1"

Boathouse: 35'1" x 13'7"

There is power and light. Throughout ceiling height is limited.

## ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains electricity and gas. Borehole water, private drainage.

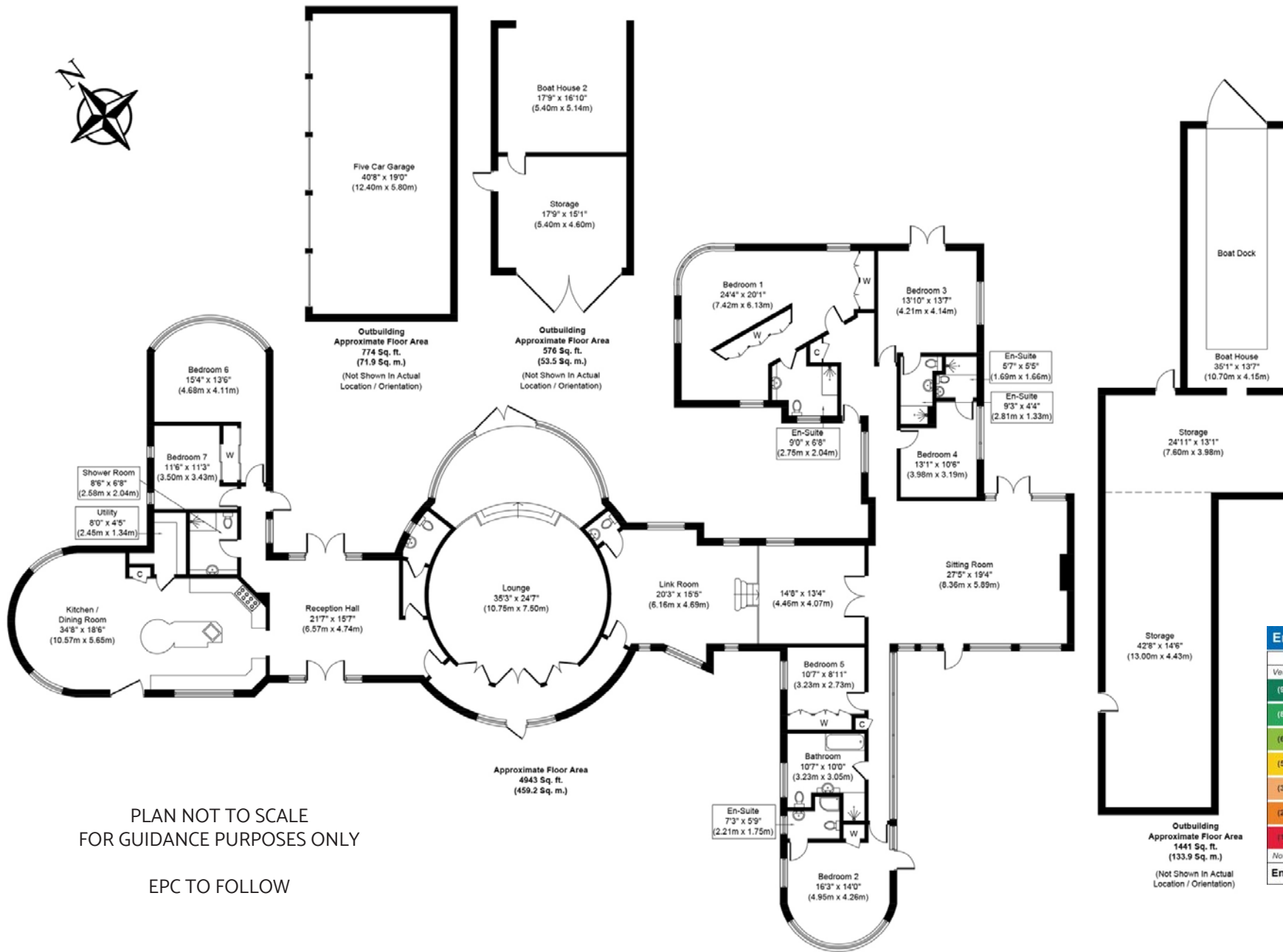
Access: This section of Beech Road is privately owned and an annual contribution to maintenance is required.











PLAN NOT TO SCALE  
FOR GUIDANCE PURPOSES ONLY

EPC TO FOLLOW

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>		
(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			
<b>England, Scotland &amp; Wales</b>			
			EU Directive 2002/91/EC

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Some aerial images taken in 2017.





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