



WAYFORD BRIDGE, SMALLBURGH  
£1,400,000 FREEHOLD

**WATERSIDE**  
ESTATE AGENTS















# WAYFORD BRIDGE, SMALLBURGH, NORFOLK NR12 9LN

- A fantastic lifestyle/business opportunity
- A detached 4 bedroom cottage with stunning river views
- Five 2 bedroom holiday cottages, all on the water's edge
- Well established holiday lets generating a substantial income - run from Easter to October
- Large indoor heated swimming pool
- Beautiful setting on the banks of the River Ant

A fantastic lifestyle opportunity set on the banks of the River Ant, at the heart of the Norfolk Broads.

Six properties in total. An extended four bedroom detached cottage with stunning river views, perfect as the owners' residence complemented by five 2 bedroom holiday cottages, all on the water's edge, and all run as successful holiday lets, generating a substantial income.

The site also offers extensive parking, a private courtyard garden and a large indoor heated swimming pool with sauna.

Run by the current owners since the 1980s and significantly extended/developed in the early 2000', the property is a well established family run operation in a picturesque riverside setting. Early viewing is recommended.

## ACCOMMODATION

### STAITHE COTTAGE

Thought to date back to the 1870s, this detached four bedroom cottage has been recently extended to include an impressive riverside living room with huge sliding picture windows providing picturesque far reaching views out over the River Ant. Currently used as the owners' residence, the cottage could of course be used as an additional letting property.

#### Entrance Hall

#### Living Room: 19'7" x 10'6"

Recently added, this impressive room is bathed in natural light from three large roof lights and picture windows front and side. The main windows slide open allowing you to enjoy the ever changing river view from the corner of your favourite armchair!





Tiled floor, under floor heating, open plan to:

**Dining Area: 13'4" x 13'1"**

Tiled floor. Staircase to first floor, under floor heating.

**Kitchen: 11'11" x 10'4"**

Window to side with river view, full range of units with sink and drainer, large range style cooker with extractor hood, plumbing for dishwasher, tiled floor.

**Utility Room: 13'0" x 6'0"**

Sink unit and drainer, range of storage cupboards, plumbing for washing machine. Door to large walk in storage cupboard with fitted shelving.

**Sitting Room: 22'5" x 11'11"**

Generous dual aspect reception room.

**Bedroom 4/Study: 12'1" x 10'8"**

Windows to side and rear.

**Shower Room**

Low level w/c, wash basin and shower enclosure, tiled floor, extractor fan.

## FIRST FLOOR

Landing

**Master Bedroom: 14'9" x 11'11"**

Dual aspect with river views. High vaulted ceiling, radiator.









### Bedroom 2: 11'11" x 8'0"

Dual aspect with river views. Radiator.

### Bedroom 3: 9'0" x 8'0"

Window to front aspect, river view, radiator.

### Bathroom

Panelled bath with fitted shower and screen, vanity wash basin, w/c, tiled floor and walls, down lighters, window to front aspect.

### OUTSIDE

A private lawned garden with well established flowering borders and a large sun deck looking out over the River Ant and Wayford Bridge.

### THE HOLIDAY COTTAGES

The first two cottages are part of the converted 19th century granary building.

### HOP SACK

#### Entrance Hall

Tiled floor, radiator, staircase to first floor.

#### Bedroom 1: 10'2" x 10'1"

Door to rear with views of the water and access out onto the private seating area. Wall lights, exposed timbers, radiator.

#### En-Suite Shower Room

Low level w/c, wash basin, shower enclosure, extractor fan, tiled floor and walls, window to front.





## Bedroom 2: 10'0" x 9'2"

Dual aspect, views over the water, radiator.

## En-Suite Bathroom

Panelled bath, wash basin, low level w/c. Tiled floor and walls, extractor fan, window to side aspect.

## OUTSIDE

Private seating area on the water's edge with quay heading and space to moor a dinghy. River views.

## FIRST FLOOR

Landing

## Open Plan Living Space: 23'2" x 15'10"

Generous living area with high vaulted ceiling with exposed timbers, wall lights, radiator. Dining area and kitchen area with full range of units, sink unit and drainer. Window and glazed door leading out onto a large balcony offering far reaching river views.

## MALT SHOVEL

Entrance Hall

Tiled floor, staircase to first floor, radiator.

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

Glazed door to rear leading out to a private seating area on the water's edge with quay heading a space to moor a dinghy. Radiator, wall lights, exposed timbers.









### En-Suite Shower Room

Shower enclosure, w/c, wash basin, extractor fan, window to side.

### Bedroom 2: 10'0" x 10'0"

Window to rear, radiator, wall lights, exposed timbers.

### En-Suite Bathroom

Low level w/c, wash basin and panelled bath. Tiled walls and floor, extractor fan.

## FIRST FLOOR

Landing

### Open Plan Living Space: 18'11" x 16'2"

Spacious living area including a fully fitted kitchen and a dining area. High vaulted ceiling with exposed timbers, window and glazed door leading out onto a private balcony with views out over the water. Wall lights and radiators.

The remaining three cottages Grebe, Coot and Heron were built in 2000 of block construction beneath timber cladding.

## GREBE

Entrance Hall

Tiled floor, staircase to first floor, radiator.

### Bathroom

Low level w/c, wash basin, panelled bath with shower attachment and screen, heated towel rail, fully tiled, window to front aspect.









## Open Plan Living Room

Lounge/Diner: 14'11" x 13'8"

Window and French doors out onto the private waterside seating area.

Laminate flooring, radiator, wall lights.

Kitchen Area: 10'5" x 7'8"

Full range of units, sink unit and drainer, plumbing for dishwasher.

## FIRST FLOOR

Landing

Bedroom 1: 10'6" (12'4") x 10'5"

Window to rear with views over the water, radiator.

Bedroom 2: 10'11" (12'8" max) x 10'5"

Window to front aspect, radiator.

Cloakroom

Low level w/c, hand basin.

## COOT

Entrance Hall

Tiled floor, staircase to first floor, radiator.









## Bathroom

Low level w/c, wash basin, panelled bath with shower attachment and screen, heated towel rail, fully tiled, window to front aspect.

## Open Plan Living Room

Lounge/Diner: 14'11" x 13'8"

Window and French doors out onto the private waterside seating area.

Laminate flooring, radiator, wall lights.

Kitchen Area: 10'5" x 7'8"

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## FIRST FLOOR

Landing

Bedroom 1: 10'6" (12'4") x 10'5"

Window to rear with views over the water, radiator.

Bedroom 2: 10'11" (12'8" max) x 10'5"

Window to front aspect, radiator.

## Cloakroom

Low level w/c, hand basin.





## HERON

Entrance Hall

Tiled floor, staircase to first floor, radiator.

### Bathroom

Low level w/c, wash basin, panelled bath with shower attachment and screen, heated towel rail, fully tiled, window to front aspect.

### Open Plan Living Room

Lounge/Diner: 14'11" x 13'8"

Window and French doors out onto the private waterside seating area.

Laminate flooring, radiator, wall lights.

Kitchen Area: 10'5" x 7'8"

Full range of units, sink unit and drainer, plumbing for dishwasher.

## FIRST FLOOR

Landing

Bedroom 1: 10'6" (12'4") x 10'5"

Window to rear with views over the water, radiator.

Bedroom 2: 10'11" (12'8" max) x 10'5"

Window to front aspect, radiator.





## Cloakroom

Low level w/c, hand basin.

## HEATED INDOOR SWIMMING POOL

Also built in 2000, this impressive pool house contains a sauna, shower and gym area and a heated pool measuring 30ft x 15ft and is 4'6" deep.

There is an additional Office: 10'0" x 6'4" and a Storage/Utility Room: 11'9" x 11'4".

## OUTSIDE

All five cottages enjoy their own private outside seating areas with views of and direct access onto the water.

They all share a private and pretty courtyard area with well stocked borders and seating.

The site benefits from extensive off road parking.

## ADDITIONAL INFORMATION

Services: Mains electricity and water.

Private sewage treatment plant.

Oil fired central heating.

Solar panels.

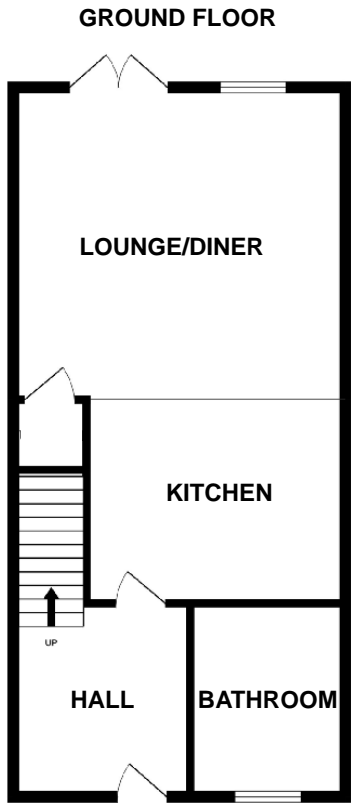
Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

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.

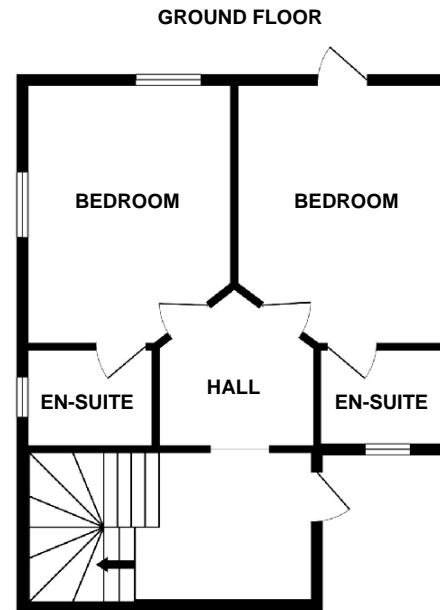
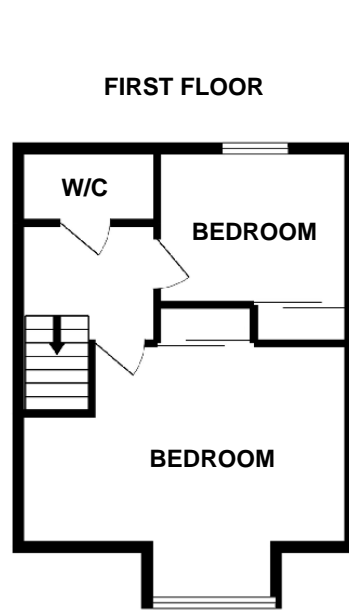
Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.



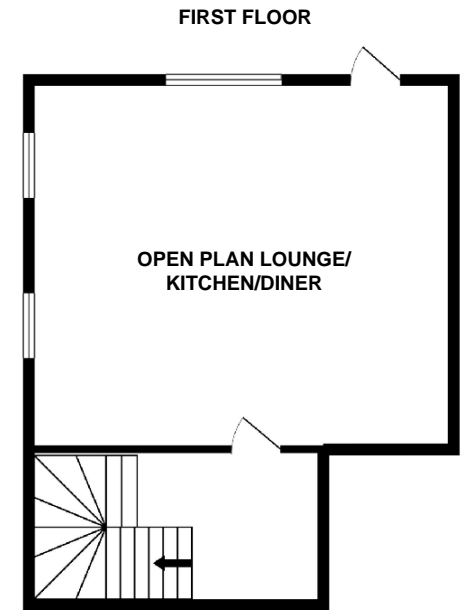




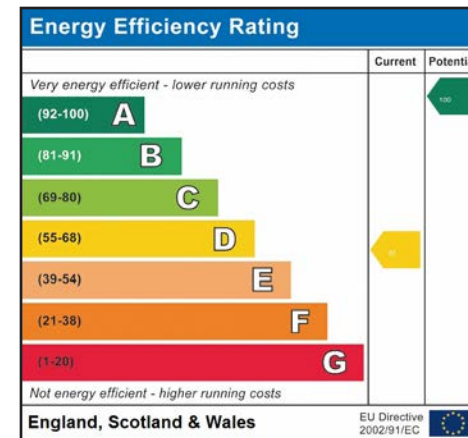
**COOT**



**HOP SACK**

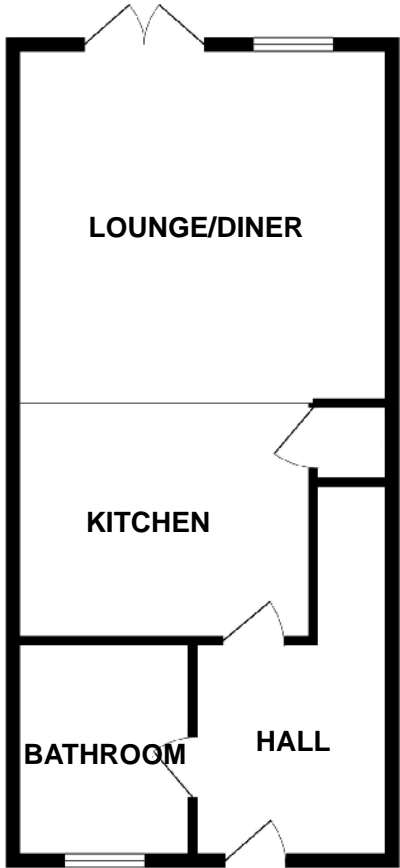


PLANS NOT TO SCALE  
FOR GUIDANCE PURPOSES ONLY

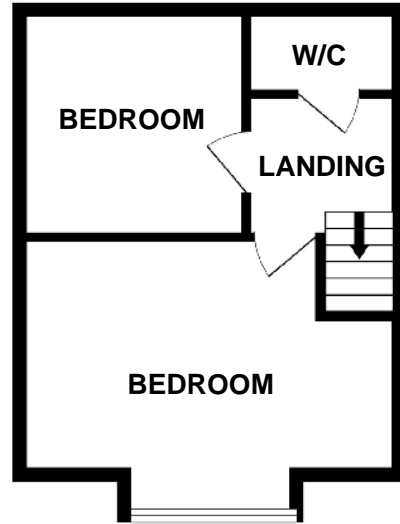




**GROUND FLOOR**

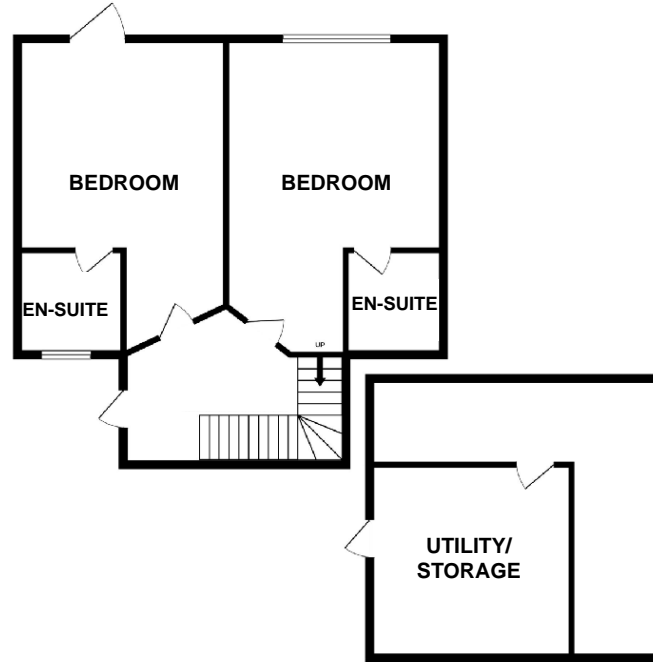


**FIRST FLOOR**



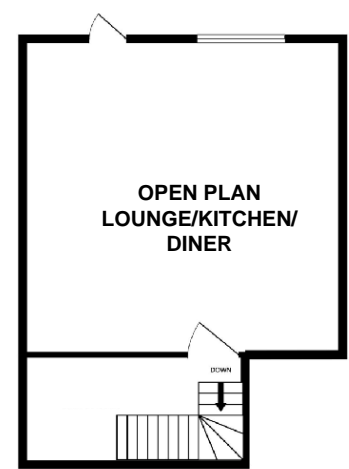
**HERON AND GREBE**

**GROUND FLOOR**



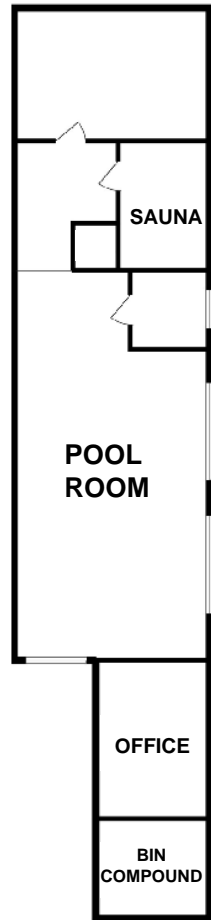
**MALT SHOVEL**

**FIRST FLOOR**



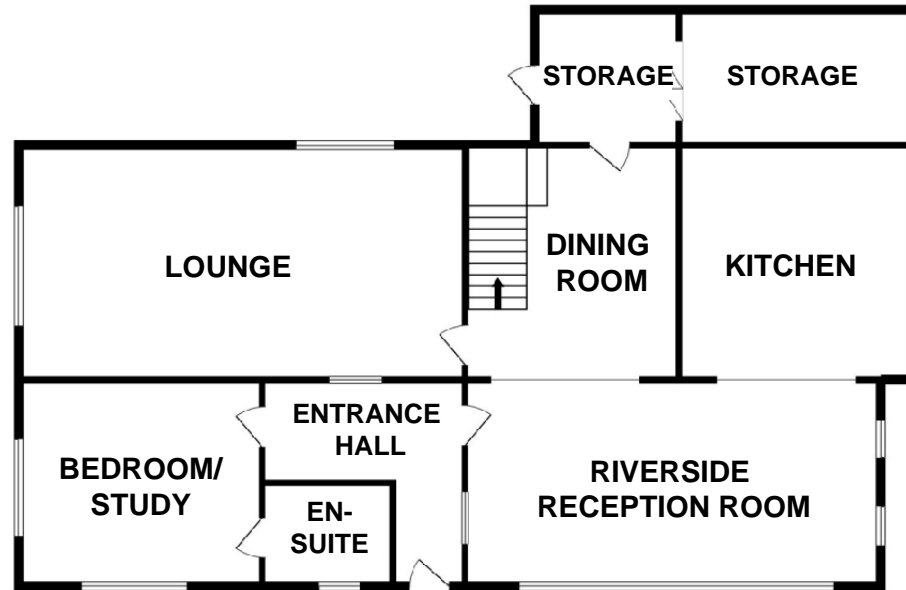
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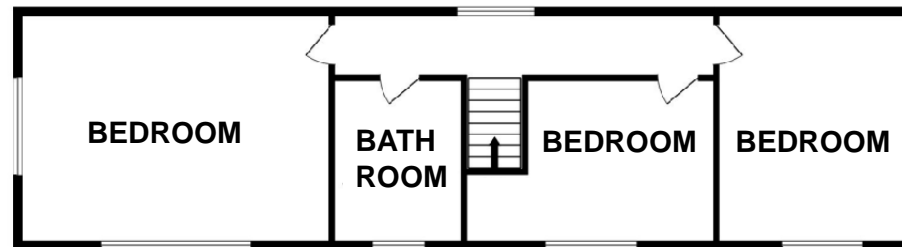


POOL HOUSE

GROUND FLOOR



FIRST FLOOR



STAITHE COTTAGE

PLANS NOT TO SCALE  
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