



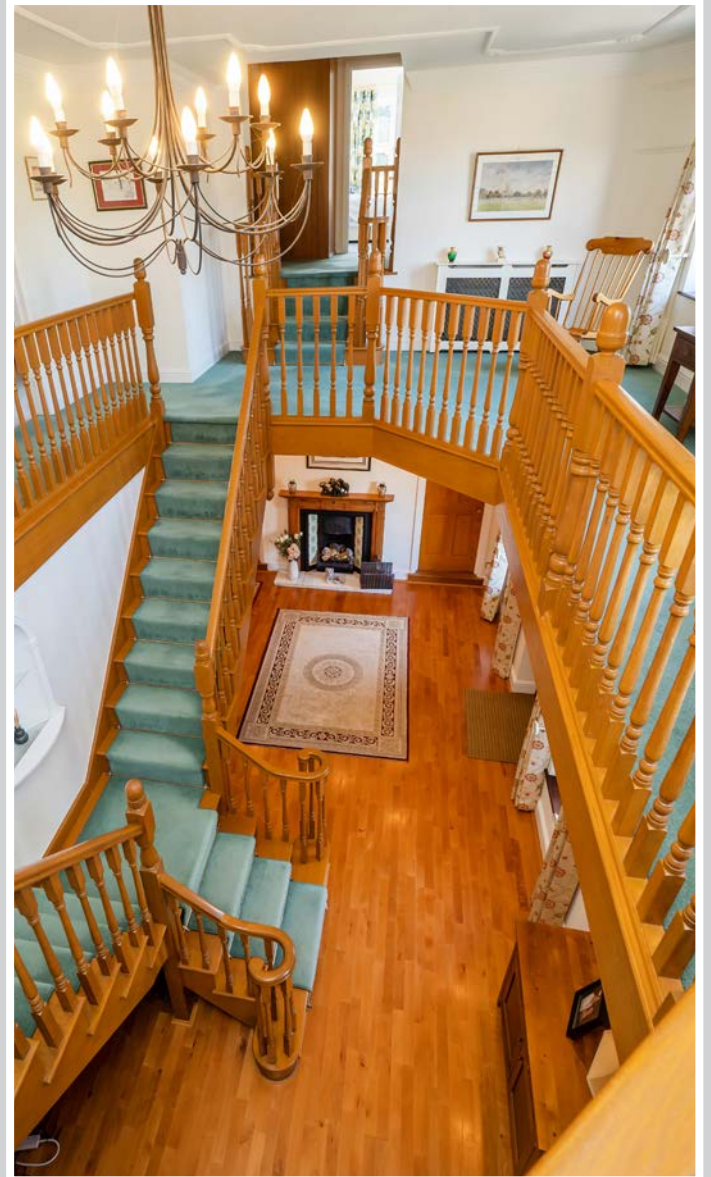
SILVER STREET, FLEGGBURGH
£1,800,000 FREEHOLD

WATERSIDE
ESTATE AGENTS











SILVER STREET, FLEGGBURGH, NORFOLK NR29 3DB

- An impressive 3 storey country residence with versatile accommodation extending to over 6,200 sq ft
- 6 double bedrooms, 4 bathroom/shower rooms and 5 reception rooms
- Gardens and grounds extending to approximately 3 acres
- A range of outbuildings including a large detached barn with huge potential, a 4 car garage and a sizeable storage barn
- Private and peaceful village setting adjacent to a SSSI setting with nearby amenities, all within the Broads National Park.

An imposing and elegant country house, finished to an impressively high standard with spacious and flexible accommodation, extending to over 6,200 sq ft. Set in established, well maintained gardens and grounds extending to approximately three acres with a generous and versatile range of outbuildings including a four car garage and a large detached barn, perfect for entertaining with potential to be converted into a self-contained annexe or holiday let (subject to planning permission).

The property offers a private and peaceful village location less than half a mile from Filby Broad, part of the Trinity Broads complex, within the Broads National Park. The property backs onto a Site of Special Scientific Interest and is within easy walking distance of the highly rated Kings Arms Public House, with a variety of amenities including doctors surgery, sports club and primary school all close to hand.

Built in the late 1980s then dramatically extended and remodelled in the 1990s, with further works carried out in the mid 2000s, this commanding country home offers a wealth of features that include a high quality hand built kitchen with granite work surfaces and a comprehensive range of appliances, an impressive reception hall with grand double staircase leading to a large galleried landing. Five generous reception rooms, including a stunning 42ft long bay fronted drawing room, a spacious dual aspect study and a beautiful breakfast/garden room with a vaulted ceiling and seating fitted into a large bay window looking out over the garden.

There are six double bedrooms and four shower rooms arranged over the first and second floors, with the superb master suite offering a sizeable main bedroom which enjoys a southerly aspect and far reaching views, a lavish 5-piece en-suite bathroom finished in granite and a large well fitted dressing room. At the very top of the house is the purpose-built games room, housing a full size snooker table and boasting one of the property's best views.

The sizeable accommodation is complemented by high ceilings throughout with all new windows fitted in 2021. Quality is evident in every turn, early viewing is recommended.

ACCOMMODATION

Reception Hall

Spacious entrance hall with an imposing double staircase leading to large galleried landing. Open fireplace with feature surround and marble hearth. Moulded cornices, down lighters, radiators, built in cloaks cupboard.

Cloakroom

Low level w/c and hand basin.

Kitchen: 24'1" x 22'1"

Extensive range of hand built wall and floor mounted units complemented by granite work surfaces. Comprehensive range of quality appliances including two built in ovens, microwave/combi oven, coffee machine, large range style cooker, hot water tap, wine cooler, dishwasher, fitted barbecue grill, built in scales, deep fat fryer and a large multi fan extractor hood. Built in pantry, down lighters and windows to rear.

Open plan to:

Breakfast/Garden Room: 17'7" x 15'3"

Light and airy reception room with a large south facing bay window looking out over the garden and numerous skylights set into the vaulted ceiling. Fitted window seats with hidden storage, custom made blinds, door to rear.

Snug: 15'7" x 13'11"

Bi-folding doors leading from the breakfast room give the option to enjoy the room as part of a large open plan kitchen/living space or to close it off to enjoy a cosy night in front of the wood burner. Moulded cornice, wall lights.

Sitting Room/Dining Room: 42'2" x 23'7"

A truly stunning main reception room, perfect for entertaining with a large six-sided bay window with hand painted wooden shutters throughout. Walnut flooring, half panelled walls, moulded cornices and ceiling roses and an open fireplace with a beautiful marble surround and hearth complemented by an ornate fender seat.

Double doors to:





Study: 24'4" x 13'5"

A versatile room currently used as a well appointed study. Full length windows to front and side. Wooden window shutters, moulded cornices and down lighters, part panelled walls, double built in storage cupboards and a door leading down to:

The Cellar: 16'10" x 13'1"

Tiled floor and fitted shelving. Built in cupboard and a separate boiler room: 6'8" x 6'5".

Study: 13'7" x 12'0"

Picture window to front aspect, moulded cornice, ceiling rose, range of fitted shelving. Gas real flame fire with wooden surround and marble hearth.

FIRST FLOOR

A spacious galleried landing with moulded cornices, ceiling rose and a double built in airing cupboard. Steps leads up to an additional landing, second airing cupboard and a staircase leading up to the second floor.

Master Bedroom Suite

Bedroom: 25'11" x 15'10"

Dual aspect with far reaching views. Moulded cornices, two double built in wardrobes.

En-Suite Bathroom: 16'4" x 10'9"

Luxurious five-piece bathroom finished with granite surfaces. Steps up to a large double ended bath, large walk-in shower enclosure, double vanity wash basins with granite splash backs and a low level w/c. Two heated towel rails, under floor heating, moulded cornices, two extractor fans and down lighters. Fitted dressing table with large mirror and feature lighting.





En-Suite Dressing Room

Fully fitted with a range of shelves and storage cupboards. Down lighters.

Bedroom 2: 17'6" x 15'11"

Dual aspect with windows to front and side. Built in wardrobes with cupboards over, moulded cornices.

En-Suite Bathroom: 9'10" x 6'11"

Panelled bath, separate shower enclosure, w/c and wash basin. Window to front aspect, extractor fan, down lighters.

Bedroom 3: 11'1" x 11'0"

Window to rear with far reaching views. Moulded cornices, ceiling rose.

En-Suite Shower Room

Large shower enclosure, hand basin, low level w/c, heated towel rail, partially tiled walls, extractor fan.

Bedroom 4: 15'5" x 10'11"

Dual aspect with windows to side and rear, coved ceiling.

Bedroom 5: 13'7" x 12'0"

Dual aspect windows to front and side, coved ceiling.

Family Bathroom

Fully refitted with a contemporary five-piece suite. Panelled bath, separate shower enclosure, w/c and vanity wash basin, fully tiled walls, heated towel rail, extractor fan, fitted mirror with built in lighting, window to rear.





SECOND FLOOR

Bedroom 6: 19'6" x 16'4"

Velux window to side aspect, loft access.

Games Room: 28'3" x 16'4"

Purpose built snooker room with reinforced floor, home to a full size slated bed snooker table, triple aspect with breathtaking views out over the grounds and the SSSI beyond. Wooden flooring, fitted shelving, access to eaves.

OUTSIDE

The property is approached via a five bar gate leading to a large circular driveway providing extensive private parking and in turn leads to three large outbuildings.

Garage: 24'7" x 15'7" plus 16'6" x 15'7"

A detached brick built barn with two sets of double doors, with power connected.

Storage Barn: 32'6" x 10'6"

Of timber construction, three sets of double doors, power connected.

Main Barn: 46'2" x 16'3"

An imposing double height brick built barn, dating back to the 16th century, currently used as the ultimate party venue but with potential to be converted into a self-contained annexe or holiday let (subject to planning permission).

The main hall has tiled and brick floors with a raised open fire and a bar area with seating. An external staircase leads to a mezzanine area and there is a second room 10'10" x 9'8" with a full range of built storage, Butler sink and a cloakroom with w/c and hand basin.





There is an impressive lean to greenhouse: 20'1" x 8'10" which would make a striking addition to the barn accommodation if converted.

The well established grounds extends to approximately 3 acres ensuring a high degree of privacy, peace and quiet.

To the front of the property there is an attractive walled garden with lawn, raised pond and well. This leads through to a fully stocked herb garden then in turn into a fruit and vegetable garden with fruit cages, box hedging and brickweave pathways. There is also a detached brick built water tower and a lean to log store.

The south facing formal garden to the rear is mainly laid to lawn with immaculate box hedging and gravel pathways leading up to an impressive hexagonal summer house.

There is a large raised pond with central water feature and a large paved part covered sun terrace, the perfect vantage point to sit and enjoy uninterrupted views out over the garden, grounds and the SSSI beyond. There is also an area to the side of the house set aside to lavender and a variety of well established roses. Feature lighting extends throughout the garden.

The grounds continue beyond the formal gardens, laid to lawn, well enclosed and home to a large number of apple trees, wild flowers, a selection of mature specimen trees and a large ornamental pond with a central island and footbridge.

ADDITIONAL INFORMATION

Freehold

Services: Mains electricity, drainage and water

Two central heating systems - oil and LPG.

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.





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