



MARSH WALL, LUDHAM
£750,000 FREEHOLD

WATERSIDE
ESTATE AGENTS







MARSH WALL, LUDHAM, NORFOLK NR29 5PU

- A charming former marshman's cottage
- Set in over 1.5 acres of picturesque grounds
- Stunning riverside location
- An idyllic location, incredible privacy and no near neighbours
- Nestled almost unseen adjacent to a National Nature Reserve - an SSSI site
- Garage and extensive parking
- No onward chain

Occupying a truly stunning location on the banks of the River Thurne, this beautifully presented former marshman's cottage is set within idyllic, private and peaceful grounds which extend to over 1.5 acres. Set apart from any neighbouring properties and adjacent to a National Nature Reserve.

Full of character and charm, this delightful period property nestles, almost unseen, just back from the river offering accommodation that consists of a south facing, triple aspect living room, generous dining room with inglenook fireplace and wood burner, third reception room, also with an inglenook fireplace and wood burner, a well finished kitchen, downstairs bathroom and two double bedrooms.

Offering an incredible degree of privacy, surrounded by picturesque unspoilt marshes with breathtaking river views - a unique property offered with no onward chain. Early viewing is recommended.

ACCOMMODATION

Living Room: 21'2" x 12'6"

Spacious triple aspect reception room with exposed wooden floor, door out to a brick paved sun terrace.

Steps up to:

Dining Room: 17'11" x 13'0"

Window and door to front aspect, pamment tiled floor, staircase to first floor, inglenook fireplace with wood burner.



Sitting Room: 13'0" x 12'0"

Window to front aspect, pamment tiled floor, inglenook fireplace with wood burner.

Kitchen: 15'0" x 7'11"

Full range of wall and floor mounted units, ceramic 1½ sink unit and drainer, Everhot range, fridge freezer, dishwasher, washing machine, pamment tiled floor, windows to rear.

FIRST FLOOR

Bedroom 1: 14'9" x 13'4"

Wooden floor, window to side with far reaching river views. Velux window to rear looking out over uninterrupted countryside. Angled ceiling.

Bedroom 2: 13'3" x 12'3"

Window to side with views out over the River Thurne, Velux window to rear.





OUTSIDE

Accessed via a private roadway that extends for approximately half a mile, the cottage is situated well away from any neighbouring properties offering an incredible degree of peace, quiet and privacy. Nestled almost unseen from the river, set within well maintained, well stocked and established gardens offering a fantastic variety of mature trees, shrubs and flowering borders. An extensive gravelled driveway offers plenty of private parking and leads to a detached garage/workshop.

A pretty south west facing brick paved terrace offers a great vantage point as does the thatched gazebo. There is also the makings of a kitchen garden and greenhouse.

MOORINGS

A footbridge leads onto the river bank with approximately 200ft of quay headed moorings belonging to the Environment Agency. We are advised that this property has historically enjoyed the use of this mooring by agreement, but no formal agreement exists with the current owner.

The Environment Agency has confirmed that once a new owner has taken possession, the creation of a new formal lease can be arranged with terms to be agreed in due course.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains electricity - 3 phase

Mains water - well also on site

Septic tank drainage

Night storage heaters

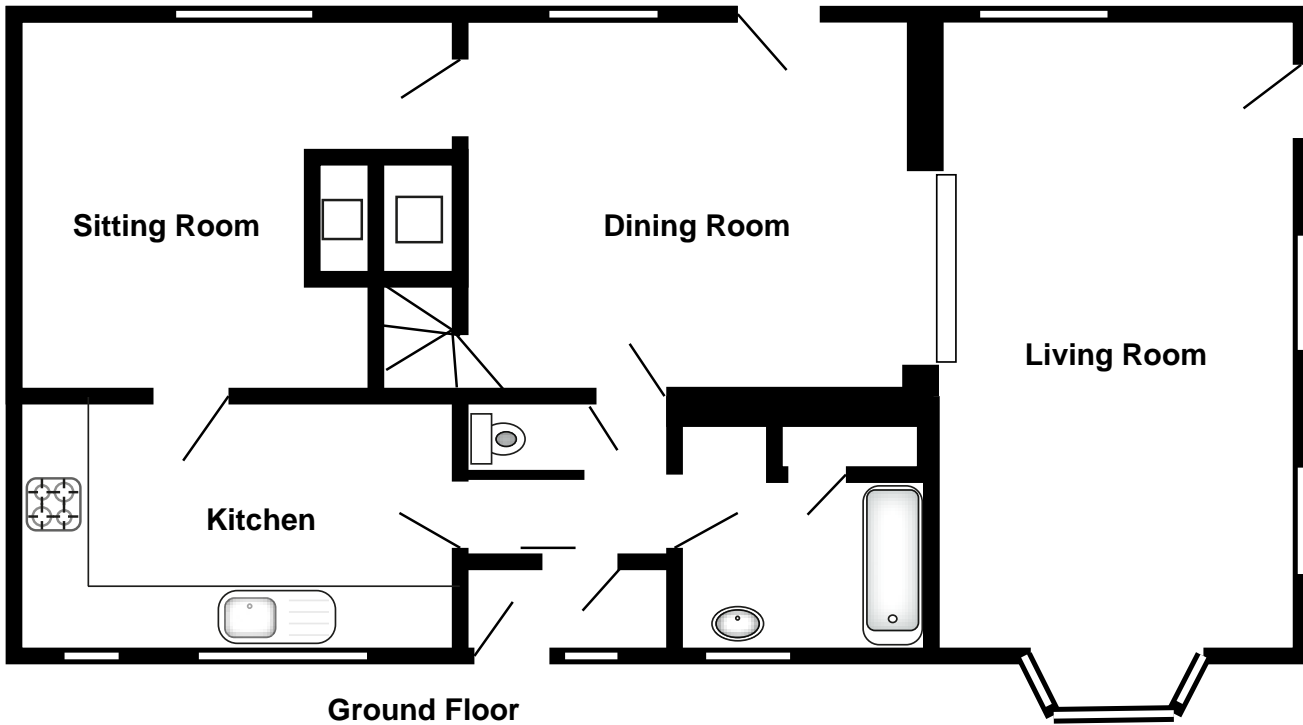
Council Tax Band C

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.

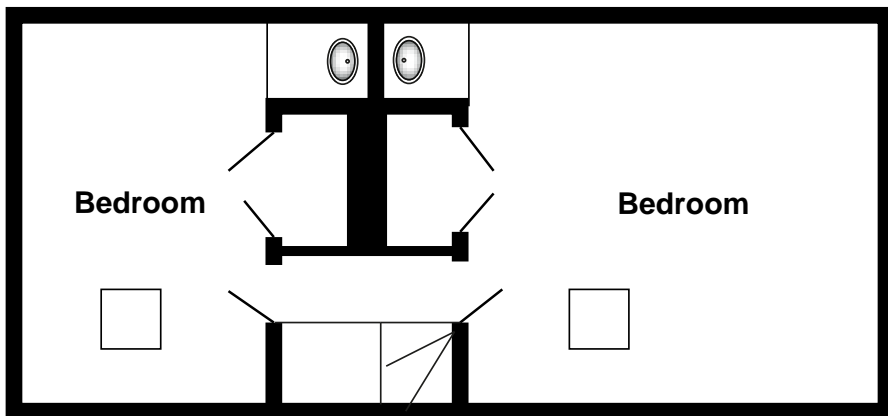
All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order. Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.








Ground Floor



First Floor

PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		100
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		11
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 



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