



CHAPEL ROAD, EAST RUSTON  
OFFERS OVER £750,000 FREEHOLD

**WATERSIDE**  
ESTATE AGENTS















## CHAPEL ROAD, EAST RUSTON, NORFOLK NR12 9AA

- Versatile accommodation including 3 reception rooms, 4 double bedrooms and 3 bathroom/shower rooms
- Private lake and woodland grounds extending to approximately 1.9 acres
- Annexe or holiday let potential
- Off grid waterside log cabin with wood burner
- Ample parking, double cart lodge and workshop
- Idyllic setting, a haven for wildlife

A truly stunning combination. A well presented modern family home, remodelled and updated by the current owners, offering well proportioned and extremely versatile accommodation including a potential annexe or holiday let. Located in idyllic and tranquil grounds extending to approximately 1.9 acres set around a beautiful well stocked private lake, a haven for a variety of wildlife and an abundance of birdlife.

Offering a quiet and private location in a well regarded Norfolk village set between the Broads and the North Norfolk coast. The flexible accommodation consists of an entrance hall, L-shaped dual aspect living room with far reaching views out over the lake, well fitted kitchen, separate dining room and cloakroom. A second sitting room leads out onto a south facing terrace with views of the lake and leads to a double bedroom (currently used as an office) with an en-suite shower room. This section of the house could easily be adapted to create a generous annexe or an extremely comfortable holiday let.

Upstairs there is the master bedroom again offering impressive views out over the grounds with a four piece en-suite bathroom. Bedroom 2 offers significant built in storage and an en-suite shower room with Bedroom 3, another double, leading out onto a private balcony with stunning views out over the water.

Features include ample off road parking with space for a boat/caravan/motorhome. A double open fronted cart shed and an impressive waterside cabin built in 2020, set in a particularly scenic section of the plot looking out over the water, conceived as the perfect off grid retreat.

The grounds feel like your very own nature reserve with pathways and boardwalks weaving around a variety of mature, well established plants and trees. A footbridge provides access onto a private island with a substantial hexagonal oak famed gazebo offering an impressive vantage point looking out over the lake.

The grounds regularly welcome an impressive variety of bird and wildlife, ranging from different varieties of deer, foxes and badgers to herons, moorhens and kingfishers. The lake itself has been recently re-stocked with fish.

A substantial property in a unique setting with scope to provide one, possibly two holiday lets or simply enjoyed as the ultimate rural retreat.





## ACCOMMODATION

### Entrance Hall

Staircase to first floor, individual storage cupboard, radiator, engineered wood floor.

### L-Shaped Living Room: 22'9" x 21'8"

Dual aspect with large sliding patio doors leading out onto a large decked seating area with incredibly picturesque views out over the water.

Coved ceiling, engineered wood floor, two radiators, glazed double doors from hallway.

### Kitchen: 19'5" x 8'9"

Full range of wall and floor mounted units with 1½ sink unit and drainer, wooden work tops, tiled splashbacks, down lighters, coved ceiling and a tiled floor. Window to front and side, door to side, vertical radiator and a utility area with a second sink and, hidden behind a range of units, space and plumbing for dishwasher, washing machine and tumble dryer.

### Dining Room: 12'0" x 10'10"

Window to front aspect, radiator, coved ceiling.

### Sitting Room: 22'1" x 12'1"

Dual aspect with large sliding patio doors leading out onto a tiled seating area looking out over the water. Engineered wood floor. Brick fireplace with real flame gas fire. Coved ceiling, two radiators.

### Bedroom 4/Office: 13'7" x 10'10"

Window to front aspect, part glazed double doors to side (providing an independent entrance), coved ceiling, radiator. Gas point.









### En-Suite Shower Room

Shower enclosure, vanity wash basin, low level w/c, window to side, heated towel rail, coved ceiling, extractor fan.

## FIRST FLOOR

### Landing

Window to rear, views over the lake, radiator, built in airing cupboard.

### Master Bedroom: 13'7" x 12'2"

Window with far reaching views, one double and one single built in wardrobe, radiator, coved ceiling.

### En-Suite Bathroom

Corner shower enclosure, vanity wash basin, panelled bath, low level w/c, fully tiled walls, heated towel rail, extractor fan.

### Bedroom 2: 12'2" x 10'4"

Window to front aspect, radiator, range of built in storage/wardrobes with large sliding doors, coved ceiling.

### En-Suite Shower Room

Window to front aspect, double shower enclosure, vanity wash basin, low level w/c, fully tiled walls, heated towel rail, extractor fan. Radiator.

Jack and Jill doors giving additional access from the landing.









### Bedroom 3: 13'0" x 12'2"

Part glazed door with windows either side, giving access out onto a balcony with frameless glass balustrades providing a fantastic spot to sit and appreciate the view over the lake and the grounds beyond.

Engineered wood floor, radiator, coved ceiling, access to eaves storage.

## OUTSIDE

The property is approached via a gravel driveway providing ample off road parking and space for a boat or motorhome.

This leads to an open fronted double cart lodge. There is also exterior lighting and an outside tap.

To the side of the property is a detached timber workshop and a large wooden gazebo.

Timber decking and quay heading runs along the rear of the property leading directly to the water's edge, offering the perfect spot to sit and fish or to just enjoy the view. Exterior gas point.

The vast majority of the grounds extend to the rear of the property with the total plot extending to approximately 1.9 acres.

The plot is dominated by a large private lake with pathways and boardwalks following the edge of the water weaving in and around a variety of mature trees and well established plants and shrubs. In the middle of the lake is a private island accessible by a timber footbridge with a raised oak framed gazebo offering one of many impressive vantage points looking out over the water.

As you navigate your way to the far end of the plot, you come to "The Manna", an impressive contemporary styled timber lodge built in 2020 and designed to be the ultimate off grid day cabin with potential, subject to the addition of services, to be turned into a stunning weekend retreat. Insulated and double glazed with a wood burning cooking stove and a large verandah looking out over the lake.









## ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains electricity, water and drainage.  
Oil fired central heating.

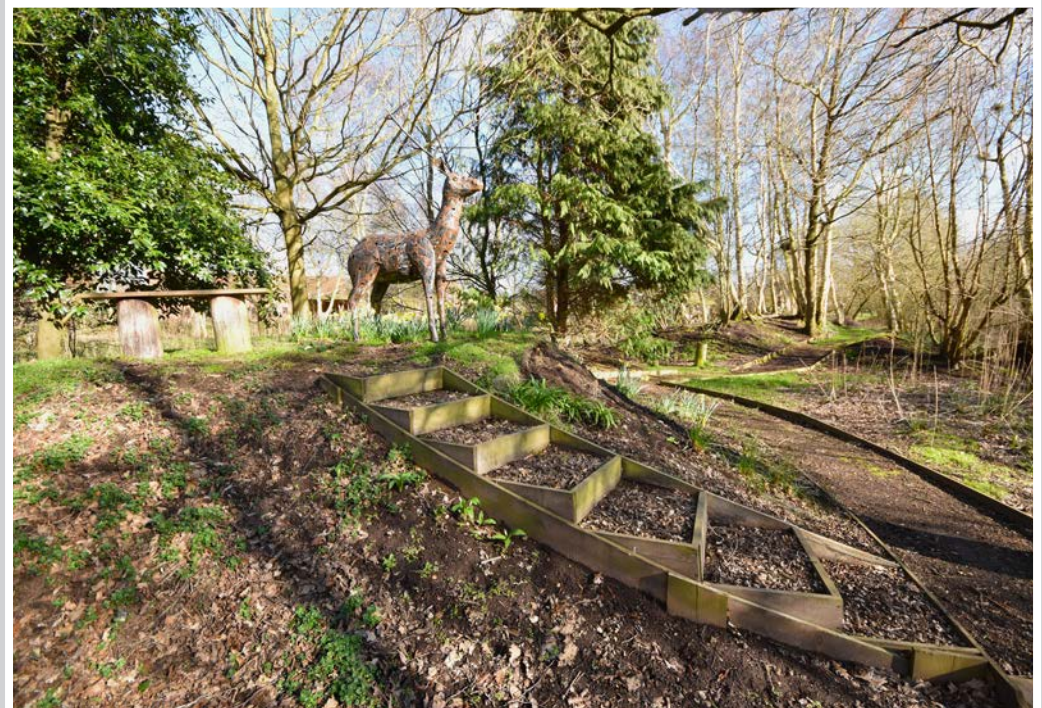
The property also owns the freehold to the 11 neighbouring holiday cottages and generates a token income from collecting the annual ground rent from each property, which totalled £600 in 2022.

These cottages have fishing rights from their side of the lake. They also have a shared responsibility to maintain the lake, and pay for that through a annual service charge.

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.



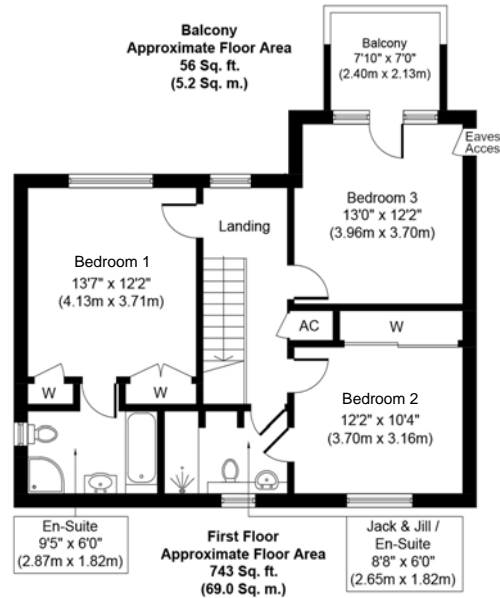




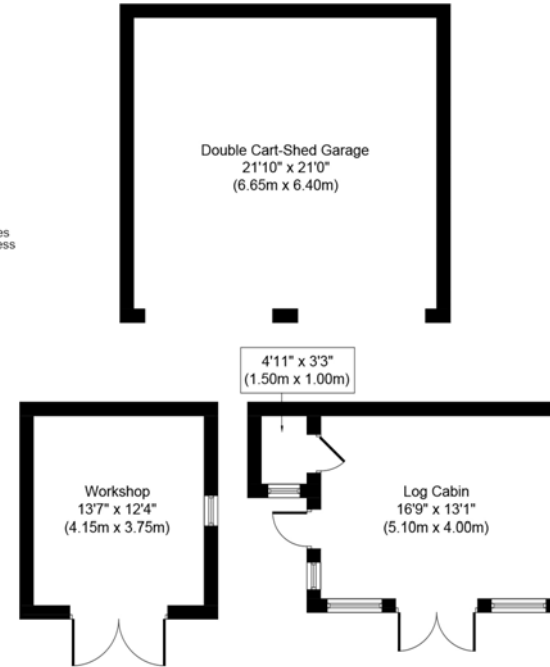




Ground Floor  
Approximate Floor Area  
1362 Sq. ft.  
(126.5 Sq. m.)



First Floor  
Approximate Floor Area  
743 Sq. ft.  
(69.0 Sq. m.)



Outbuildings  
(Not Shown In Actual Location / Orientation)

PLAN NOT TO SCALE  
FOR GUIDANCE PURPOSES ONLY

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		
England, Scotland & Wales		
EU Directive 2002/91/EC		





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