



HALL ROAD, IRSTEAD  
£750,000 FREEHOLD

**WATERSIDE**  
ESTATE AGENTS





## IRSTEAD ROAD, IRSTEAD, NORFOLK NR12 8XP

- Former Wherryman's cottage, sympathetically renovated
- Private mooring dock with slipway
- Picturesque location with open views
- Perfect for sailing, within easy reach of Barton Broad
- Wood burner, latch doors, wooden floor, exposed timbers
- 4 bedrooms, bathroom and shower room
- Upgraded electric heating
- Quiet and private location

This captivating and picturesque riverside cottage occupies a truly idyllic location set beside Gay's Staithe which leads, via Lime Kiln Dyke, out onto Barton Broad; perfect for sailing, a spot of fishing or simply enjoying the stunning scenery and the abundant wildlife.

Thought to have originally been a pair of Wherrymens' Cottages, dating back to the 1700s, this delightful home has been sympathetically renovated, losing none of its character and charm, retaining a number of period features including wooden floors, latch doors and exposed timbers.

The attractive gardens wrap around three sides of the cottage and are laid mainly to lawn with a south facing sun terrace offering views over the private dyke and open countryside beyond, a mooring dock with slipway, gravelled driveway and garage.

Set in the highly regarded and unspoilt village of Irstead, with access to the entire Broads National Park, the cottage is equally suitable as a peaceful riverside residence, a perfectly placed second home or as a well appointed holiday let, and is available with no onward chain.

Maintained to a high standard by the current owners with recent improvements that include a refitted Shaker style kitchen finished with wooden worktops and upgraded electric heating.

### ACCOMMODATION

**Entrance Hall: 13'2" x 7'10"**

Wooden parquet floor, staircase to first floor, under stair storage cupboard.



## Shower Room

Low flush w/c, latch door, tiled shower enclosure, hand basin.

## Living Room: 29'6" x 12'0"

This light, south facing reception room offers wooden floors, a multi-fuel burner set on a pamment tiled hearth within a brick chimney breast, three windows looking out into the garden, two of which retain their wooden shutters. Exposed timbers, latch door.

## Kitchen: 12'9" x 7'10"

Range of floor mounted units with solid wood worktops, sink unit and drainer, plumbing for dishwasher and washing machine, window to rear, wooden parquet floor, latch door.

## FIRST FLOOR

### Landing

Window to rear, exposed timbers, down lighters.

### Bedroom 1: 12'0" x 11'5"

Dual aspect with attractive open views, latch door, fitted corner cupboard and wooden window seat with storage. Built in cupboard housing the hot water tank.

### Bedroom 2: 12'0" x 11'4"

Window to front aspect with views out over the dyke and the countryside beyond, latch door.

### Bedroom 3: 13'5" x 8'5"

Window and two Velux windows to rear aspect, latch door, fitted bookshelf.

### Bedroom 3: 8'0" x 6'1" (8'4" max)

Window to rear, latch door, hand basin.





## Bathroom: 8'8" x 6'8"

Free standing, claw foot roll top, cast iron bath, w/c, wash basin, wooden floor, window to front aspect, latch door.

## OUTSIDE

Access to the property is gained via a wooden five bar gate leading to a gravelled driveway which in turn leads to the garage and the private mooring dock measuring 22'0" x 11'6", which also includes a slipway. The mooring leads directly onto Lime Kiln Dyke and from here onto Barton Broad and the entire Norfolk Broads network.

The charming gardens wrap around three sides of the cottage, laid mainly to lawn with a variety of mature trees, shrubs and flowering borders.

The south facing patio leads out from the living room and provides picturesque views out over the private dyke and the open countryside beyond.

## ADDITIONAL INFORMATION

Services: Mains electric and water, treatment plant drainage system, fitted approximately three years ago.

Heating: Dimplex Quantum electric heaters fitted in 2023 and woodburner

Access: The property is approached via an unadopted roadway.

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.

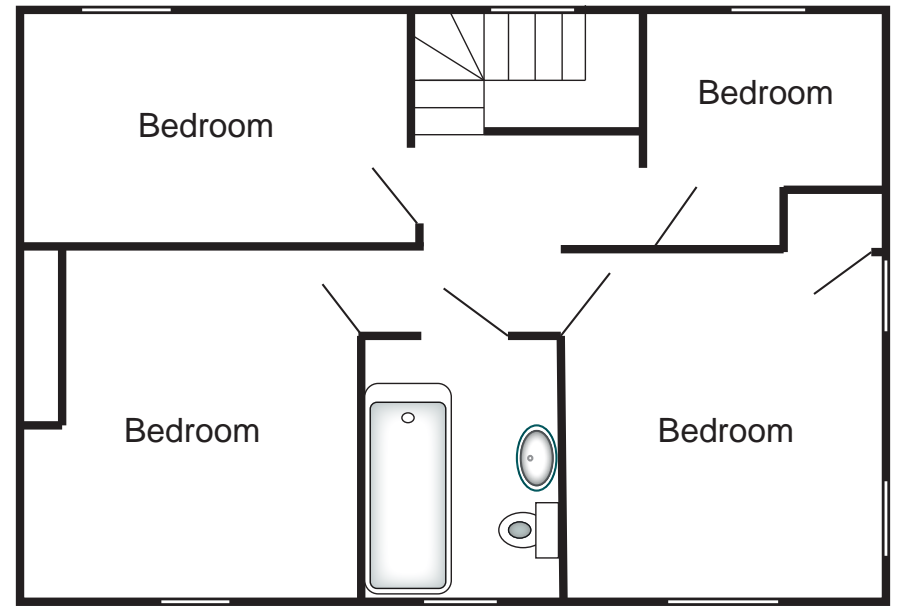
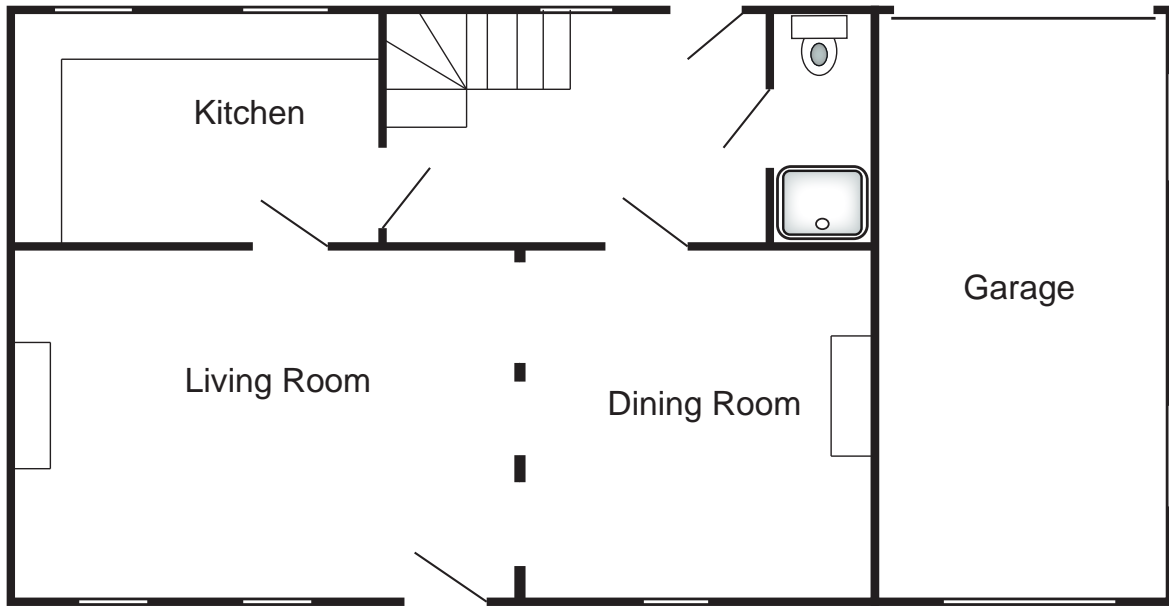
All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

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










PLAN NOT TO SCALE  
FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		74
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	34	
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	





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