



IRSTEAD ROAD, NEATISHEAD
GUIDE PRICE £1,100,000 - £1,200,000 FREEHOLD

WATERSIDE
ESTATE AGENTS







IRSTEAD ROAD, NEATISHEAD, NORFOLK NR12 8BJ

- A substantial waterside residence
- House with flexible accommodation with 5 bedrooms and 4 bathroom/shower rooms
- Plot extending to 0.8 acres leading down to the water's edge
- Impressive 2 storey boathouse with 37'9" x 23'2" boat dock
- 1 bed self-contained annexe/holiday let
- Slipway and moorings
- Double garage and extensive parking
- Sought after location with far reaching views
- No onward chain

A substantial waterside residence with grounds extending to approximately 0.8 acres, a large boathouse with annexe/holiday accommodation above, a private slipway and moorings leading out onto Lime Kiln Dyke, close to Barton Broad with access to the entire Norfolk Broads network.

Benefitting from a quiet and private location in one of the Broads' most sought after villages, this imposing property has been dramatically extended and offers generous and versatile accommodation with five bedrooms, four bathroom/shower rooms, two reception rooms and a conservatory.

The picturesque plot leads down to the water's edge with vehicular access down to the private slipway, allowing boats, kayaks, paddleboards and dinghies to be launched directly onto Lime Kiln Dyke.

The impressive detached two storey boathouse provides excellent facilities with an internal mooring dock measuring 37'9" x 23'2" with electricity and water. The fully self-contained accommodation above consists of a living room/dining room with a balcony looking out over the water, kitchen area, double bedroom and a shower room.

The property also provides ample off road parking for multiple cars/boats/caravans etc with a detached double garage.

Neatishead is a much admired Broadland village served by a well stocked village shop and a highly regarded pub/restaurant, both within easy walking distance.

The property is set within the Broads National Park and village conservation area with far reaching views. Lime Kiln Dyke leads to Barton Broad, Norfolk's second largest broad, home to a wonderful variety of bird and wildlife as well as the Norfolk Punt Club - one of the friendliest sailing clubs on the Broads.



ACCOMMODATION

Entrance Hall

Wooden floor, radiator, staircase to first floor, coved ceiling.

Sitting Room: 15'11" x 13'1"

Triple aspect with bay window to front aspect. Inset multi-fuel woodburner, installed in 2023, set upon a slate tiled hearth. Two radiators, panelled door, coved ceiling, wall lights.

Living Room/Dining Room: 24'3" x 13'0"

Dual aspect with bay window to front, two radiators, coved ceiling, built in cupboard and steps down to:

Conservatory: 13'8" x 11'10"

Of brick and UPVC sealed unit double glazed construction with a radiator and double doors leading out into the garden with views down to the boathouse and the dyke beyond.

Cloakroom

Wash basin and w/c, radiator, window to rear, coved ceiling, partially tiled walls.

Kitchen: 14'3" x 9'3"

Dual aspect with views out over the rear garden. Range of wall and floor mounted units with 1½ sink unit and drainer, built in double oven, hob and extractor hood, plumbing for dishwasher, built in larder, radiator.





Rear Hallway

With independent doors to both front and back, allowing this section of the house to be used as a self-contained annexe or let. Tiled floor, radiator, utility area with sink unit and drainer, storage units and plumbing for a washing machine. Built in cupboards and down lighters.

Shower Room

Shower enclosure, hand basin, radiator, window to side.

Bedroom 3/Study/Sitting Room: 14'6" x 11'7"

Versatile bay fronted room with radiator and built in cupboard and coved ceiling with down lighters.

Bedroom 2: 14'10" x 13'11"

Generous ground floor bedroom with French doors leading out onto a private deck, looking out over the garden. Radiators and down lighters.

En-Suite Shower Room

Tiled shower enclosure, wash basin, low level w/c, tiled floor, shaver point, window to rear, coved ceiling.

FIRST FLOOR

Landing

With views out over the rear garden, built in storage cupboards, loft access and radiator.





Master Bedroom: 17'5" x 14'5"

An impressive primary bedroom with a private balcony offering commanding views out over the garden, boathouse and the water beyond. An extensive range of fitted bedroom furniture leading to further eaves storage. Down lighters, two radiators.

En-Suite Bathroom

A generous four-piece suite with panelled bath, shower enclosure, w/c and an inset wash basin with ample fitted storage. Window to front aspect, heated towel rail, wall mounted fan heater, radiator, eaves storage and shaver point.

Bedroom 4: 12'10" x 11'7"

Dual aspect with far reaching views over open countryside to the front. Built in storage cupboard, loft access, radiator.

Bedroom 5/Study: 8'9" x 8'6"

Open views to the front aspect, built in double wardrobe, radiator.

Bathroom

Bath with power shower over, wash basin, low level w/c, radiator, window to side.

OUTSIDE

An electric five-bar gate gives access to a generous gravelled parking area which leads to a **Detached Garage: 16'3" x 15'11"** with electricity, water, shelving and roof storage and two up and over doors. The gravel driveway continues to the side of the property where it becomes a concrete driveway running almost the full length of the plot, through a five bar gate, giving vehicular access to the boathouse with ample storage for boats/trailers/campervans etc, as well as leading down to the private slipway providing private launching facilities, directly onto Lime Kiln Dyke.





BOATHOUSE

An impressive two storey boathouse of timber construction around a steel frame with a substantial internal mooring dock measuring approximately 37'9" x 23'2" with power, water and an electric roller door.

SELF-CONTAINED ANNEXE

An external staircase leads up to the first floor which is a completely independent annexe or holiday let (subject to the necessary planning permission) with a lounge/dining room, separate LPG fired central heating system.

The flexible accommodation consists of:

Bedroom: 13'11" x 11'9"

With picture windows and a fully glazed door, Velux window to side, radiator.

Open Plan Living Room/Bedroom: 19'5" x 13'11"

Kitchen area with sink unit, drainer and fitted storage units. Two radiators, Velux window to side and picture windows, and fully glazed double doors leading out onto a private balcony which looks out over the moorings and Lime Kiln Dyke beyond.

Shower Room

Tiled shower cubicle, wash basin, low level w/c, radiator, Velux window to side, extractor fan.





MOORINGS

Extensive steel piled, quay headed moorings benefitting from having all of the timber decking and capping replaced over the last couple of years with capacity for a variety of craft and the perfect launching spot for kayaks, paddle boards and dinghies.

GARDEN

The mature and established garden is laid mainly to lawn, enclosed by panel fencing with a variety of mature trees and shrubs and flowing borders.

There are several storage sheds, two of which have been recently re-roofed along with a timber workshop: 16'10" x 9'7" (also re-roofed), with power connected, plenty of shelving and a full-length workbench.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water, drainage and electricity, oil central heating in the main house, independent LPG heating in the boathouse annexe.

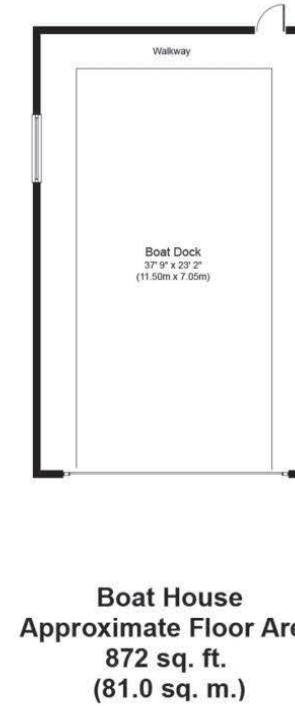
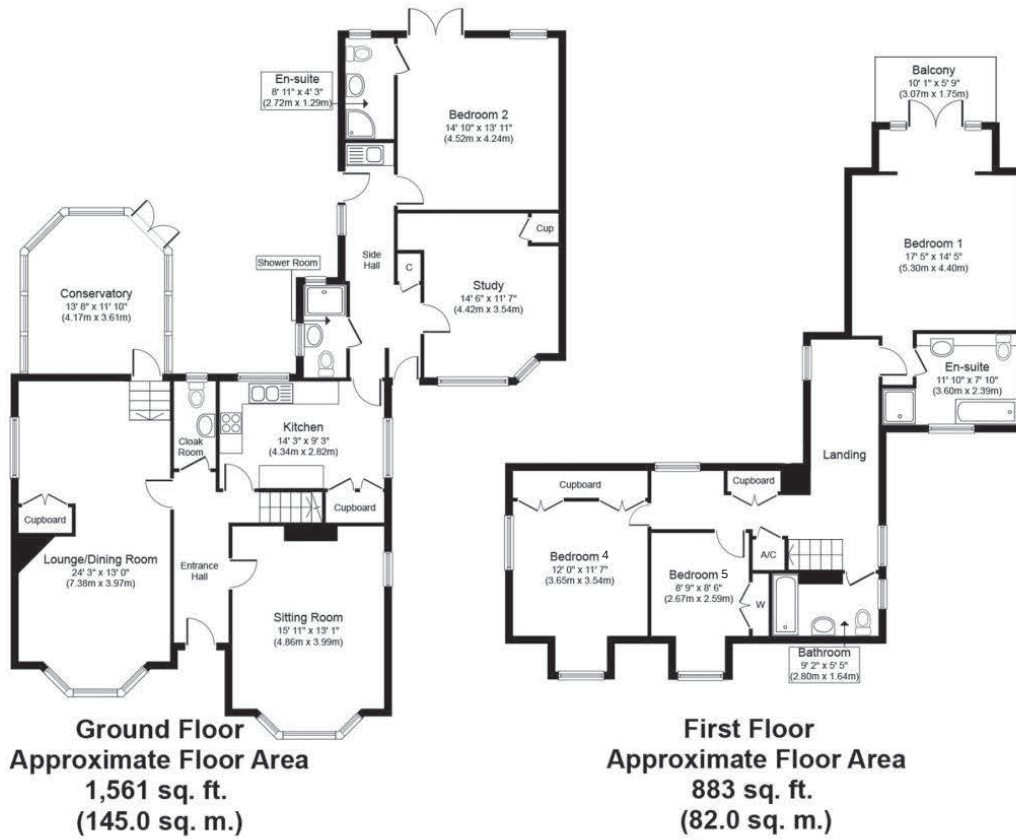
Available with no onward chain.

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.





Total floor area: approx 4,000 sq ft

PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





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