



MAIN ROAD, ACLE  
£1,250,000 FREEHOLD

**WATERSIDE**  
ESTATE AGENTS





















## MAIN ROAD, ACLE, NORFOLK NR13 3AX

- A beautifully presented Broads residence dating back to the mid 1800s and dramatically extended circa 20 years ago
- Gardens and grounds extending to approximately 7 acres
- Approximately 260 metres of quay headed river frontage providing extensive private moorings
- 5/6 bedrooms, 3 bathrooms/shower rooms
- 3/4 reception rooms
- Plus a detached 1 bed barn conversion providing annexe/holiday let accommodation - finished to the highest standard
- Detached workshop - planning permission to be replaced by a large 3 vehicle garage
- Breathtaking panoramic views
- Private and tranquil location

Providing all of the elements necessary to offer the ultimate Norfolk Broads lifestyle, the property is an imposing and beautifully presented riverside residence set in gardens and grounds extending to in excess of seven acres with approximately 260 metres of private river frontage with an immaculate, recently renovated, fully self-contained one bedroom annexe and a generous timber outbuilding with planning permission to be replaced by a large three bay garage.

The location is truly awe inspiring, set on the banks of the River Bure, surrounded by open countryside as far as the eye can see, guaranteeing breathtaking panoramic views in every direction, and a level of privacy and tranquillity difficult to match.

The original house dates back to the mid 1800s and retains much of the period character and charm. This was then dramatically extended around 20 years ago, transforming the property into the stunning and spacious family home it is today.

The versatile accommodation consists of an entrance hall, a spacious triple aspect living room with feature fireplace and a large woodburner, and an equally sizeable dining room looking out over the river. A beautifully finished kitchen with granite worktops and a vaulted ceiling, complemented by a breakfast room, snug area and a utility room. A dual aspect garden room looks out over the rear garden and the impressive pond and there is a ground floor bedroom/study which is served by an en-suite shower room.

On the first floor, the master bedroom has a private balcony offering arguably the best view of them all, looking out over the River Bure and the uninterrupted countryside beyond, and is served by an en-suite shower room. There is a four piece family bathroom and four more bedrooms, including a particularly generous guest room, all offering impressive, far reaching views.







Adjacent to the main house is the detached, self-contained annexe. A generous converted barn that has been renovated recently to an extremely high standard. Originally with multi-generational living in mind, the annexe would also make a stylish high end holiday let (subject to the necessary planning permission).

The grounds extend to approximately seven acres and include large formal gardens and an enclosed paddock extending to approximately 2.75 acres, and over 260 metres of private, quay headed river frontage providing an extensive mooring facility which has the potential to provide a further income stream.

The property is set well away from the nearest main road, enjoying an incredibly private and peaceful location, yet is still less than 2½ miles away from the centre of Acle, a large market village, well served by a comprehensive range of facilities including schools, doctors surgery, railway station and extensive selection of shops, pubs and restaurants. The A47 is easily accessibly leading directly to Great Yarmouth, Norwich and beyond.

A unique multi-layered waterside property in a stunning, rarely available location, offering incredible flexibility and potential for income generation.

Available with no onward chain.

## ACCOMMODATION

### MAIN COTTAGE

#### Entrance Hall

Wooden floor, staircase to first floor, radiator, down lighters.

#### Cloakroom

Low level w/c, wash basin, fully tiled walls, window to rear, panelled door, radiator.









### **Living Room: 25' x 14'9"**

Spacious, triple aspect reception room with fully glazed doors leading out onto the riverside terraces to the front and side.

Exposed brick fireplace housing a large multi-fuel burner set upon a tiled hearth. Radiators, down lighters and wall lights.

### **Dining Room: 26'10" x 12'0"**

Glazed double doors leading out onto the riverside terrace. Large multi-fuel burner set within a stone fireplace upon a stone hearth. Radiators, wall lights, part glazed panelled door.

### **Kitchen: 20'0" x 12'3"**

Full range of wall and floor mounted units. Finished with granite worktops with a Butler sink, integrated dishwasher, Rangemaster dual fuel range cooker, high vaulted ceiling with a large Velux window. Windows to front aspect and stable door leading out onto the riverside. Tiled floor. Steps down to a Breakfast Snug Area - 8'0" x 5'11". Pamment tiled floor, radiator and window to rear.

### **Utility Room: 8'3" x 4'3"**

Oil fired central heating, boiler - plumbing for washing machine, panelled door.

### **Rear Lobby**

Glazed door to side, windows to rear.

### **Breakfast Room: 13'5" x 9'0"**

Semi-open plan leading from the kitchen and into the Garden Room. Pamment tiled floor, radiator, down lighters and wall lights.









### **Garden Room: 14'2" x 10'7"**

Dual aspect with views out over the rear garden, taking in the large pond. Glazed double doors leading out onto the rear terrace. Pamment tiled floor, radiator, wall lights.

### **Study/Bedroom 6: 13'3" x 9'0"**

Wooden floor, radiator, window to rear. Part glazed panelled door. Sliding panelled door to:

### **En-Suite Shower Room**

Shower enclosure, vanity wash basin, low level w/c, wall mounted wall heater, fully tiled walls, window to rear.

## **FIRST FLOOR**

### **Landing**

Picture window looking out over the river and the open countryside beyond. Radiator, built in cupboard.

### **Master Bedroom: 14'10" x 11'0"**

Wooden floor, wall lights, radiator, panelled door. Fully glazed door and picture windows leading out onto a private balcony providing breathtaking panoramic river views.

### **En-Suite Shower Room**

Double shower enclosure, wash basin, low level w/c, heated towel rail, fully tiled walls, wall mounted fan heater, window to rear, panelled door, down lighters, extractor fan.









**Bedroom 2: 14'6" x 12'5" (10'7" min)**

Two windows to front aspect with views out over the River Bure. Wooden floor, panelled door, radiator, cast iron fireplace, built in wardrobe.

**Bedroom 3: 14'9" x 7'11"**

Two windows to rear looking out over the pond. Radiator, part glazed panelled door. Loft access, wall lights.

**Bedroom 4: 12'5" x 10'9"**

Window to front aspect with river views. Wooden floor, radiator, part glazed panelled door.

**Bedroom 5: 13'7" x 9'0"**

Windows to rear, radiator, part glazed panelled door, angled ceiling.

**Family Bathroom**

Shower enclosure, panelled bath, wash basin, low level w/c, fully tiled walls and floor, wall mounted fan heater, radiator, window to rear.

**ANNEXE**

Adjacent to the main house is this high quality self-contained barn conversion. Recently renovated and barely used, this impressive one bedroom dwelling would be ideal for an elderly relative, but would also be perfectly suited to be an immaculately presented holiday let, subject to appropriate planning consent.

**Kitchen/Breakfast Room: 12'7" x 10'4"**

Extensive range of wall and floor mounted, high gloss units, a sink unit and drainer. Integrated dishwasher and fridge freezer, fitted Bosch induction hob with extractor hood, fitted Bosch fan oven and a second microwave/combination oven. Vaulted ceiling with down lighters, stable door to front aspect and window to rear.









Open plan to:

**Sitting Room: 12'7" x 12'7"**

Dual aspect with river views, radiator, vaulted ceiling, down lighters.

**Inner Hallway**

**Conservatory: 15'7" x 8'5"**

Triple aspect, of brick and sealed unit double glazed construction with part glazed double doors leading to the garden. Radiators.

**Bathroom**

Newly fitted four-piece suite with corner shower enclosure, panelled bath, low level w/c, vanity wash basin, heated towel rail. Fitted storage cupboard, downlighters, radiator.

**Bedroom: 12'7" x 10'5"**

Window to front aspect, vaulted ceiling with down lighters, fitted four door wardrobe, radiator.

**External boiler house/store room**









## OUTSIDE

The total plot extends to approximately 7 acres with the private quay headed frontage extending to approximately 260 metres, providing the facility to moor multiple boats whilst also providing the ultimate fishing spot and launching site for kayaks and paddleboards.

The formal gardens currently extend to approximately 2.5 acres, enclosed by mature trees and with a large pond with a decked stage/seating area. The house benefits from paved terrace seating on three sides enabling the owners to follow the sun through the day.

There is extensive off road parking and planning permission to build a large detached 3 bay garage with substantial first floor storage area. If built, this would replace the existing already substantial timber outbuilding/workshop. There is also an enclosed paddock extending to approximately 2.75 acres offering scope for equestrian use and or a small holding.

## ADDITIONAL INFORMATION

Freehold.

Services: The house and annexe have separate oil fired central heating boilers. Mains electricity and water, private sewage treatment plant.

Access is via an unmade trackway which extends to approximately 0.7 mile.

The Weavers' Way footpath runs along the riverside section of the plot.

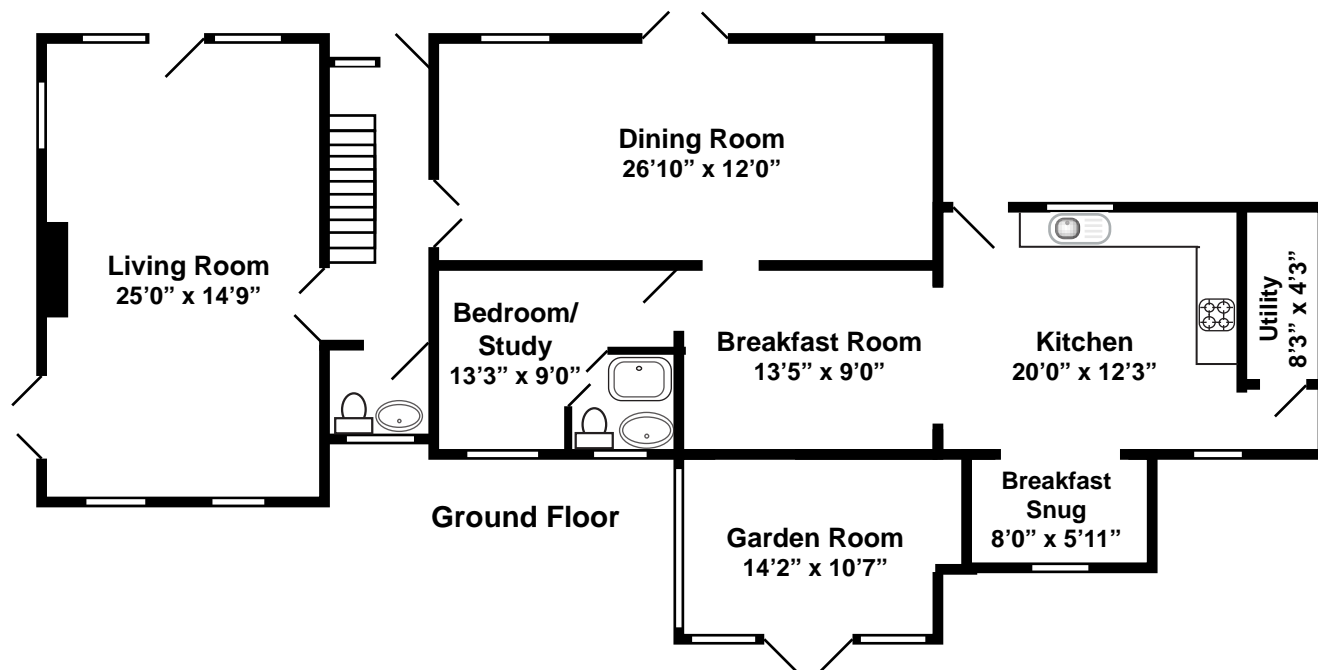
Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.


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.

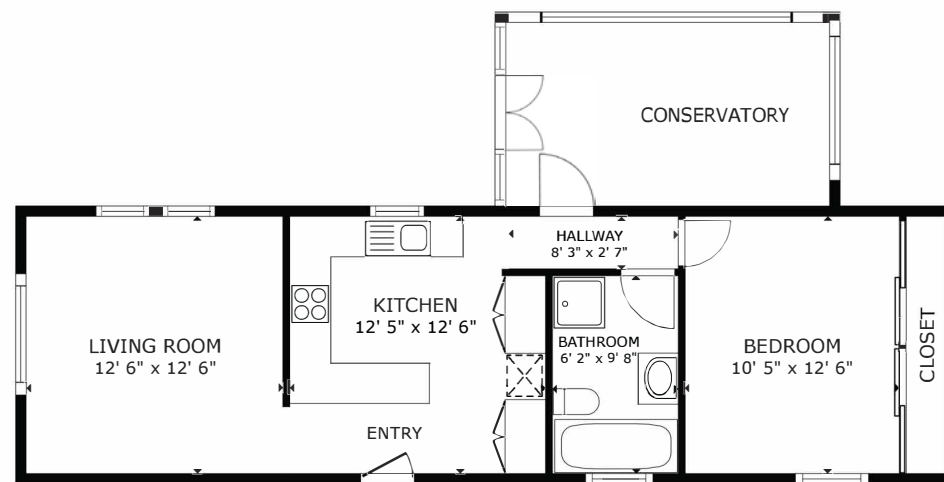
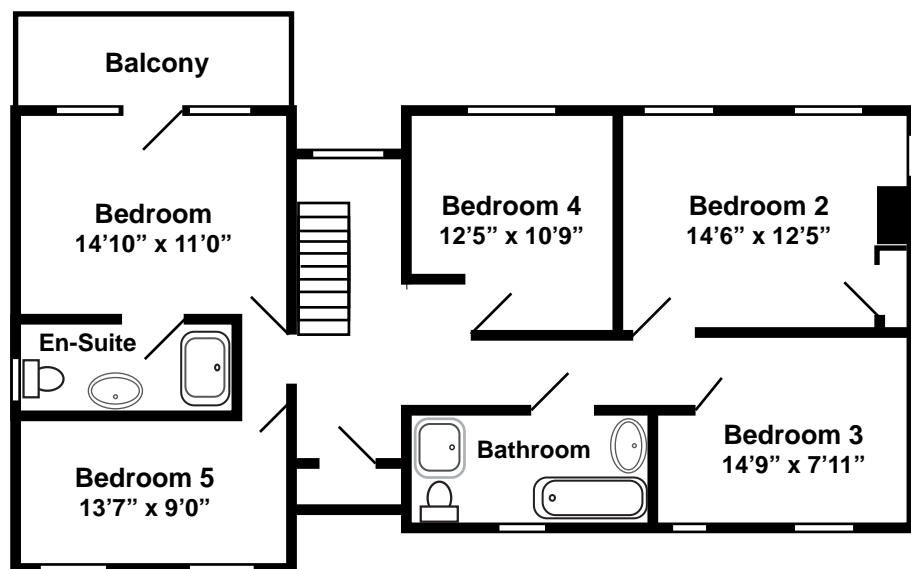






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>	<b>58</b>	<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

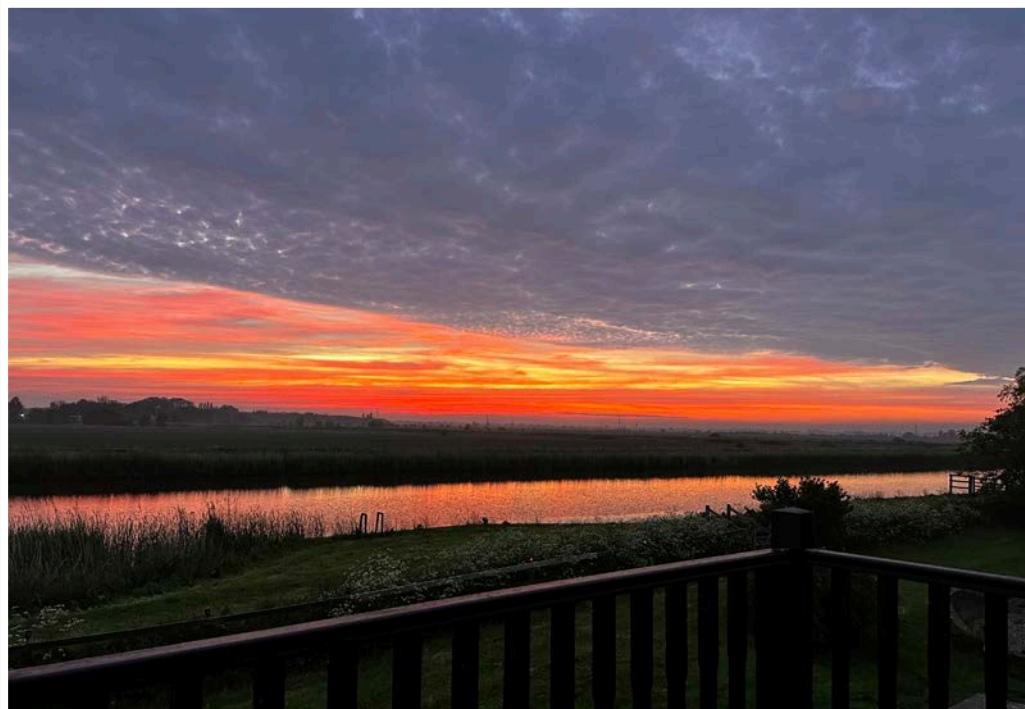
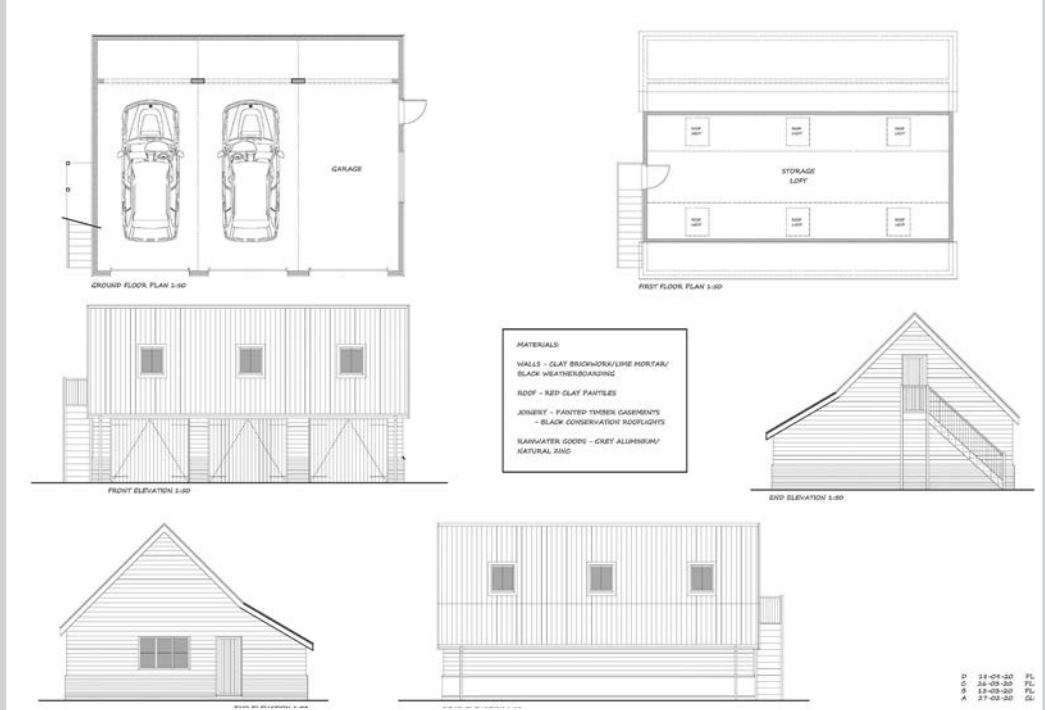
PLAN NOT TO SCALE  
FOR GUIDANCE PURPOSES ONLY



FLOOR PLAN

The annexe









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