



BEECH ROAD, WROXHAM
£900,000 FREEHOLD

WATERSIDE
ESTATE AGENTS







BEECH ROAD, WROXHAM, NORFOLK NR12 8TP

- A unique riverside property full of charm and character
- Stunning location with far-reaching views out over the Bure
- Thatch replaced in 2018
- Timber construction on steel and concrete piles
- High earning holiday let
- Wet boathouse with additional mooring
- Boiler and private treatment plant recently replaced
- 5 bedrooms with 4 bathrooms

Thought to date back to the early 1900s, this unique riverside residence is full of character and charm, whilst also benefitting from a comprehensive programme of renovations.

The original timber construction now sits upon steel and concrete piles and the thatched roof was completely replaced in 2018. Other recent major works include the installation of a private treatment plant, a replacement bore hole, and a new central heating boiler.

Set upon the banks of the Bure, in one of the Broads' most sought-after locations, this charismatic and inviting property is currently run as a well-established, high-earning holiday let but is equally suitable as a colourful and comfortable main residence or as a perfectly positioned second home.

The versatile accommodation includes a stunning triple-aspect, open-plan living space with vaulted ceilings, wooden floors and a wall of glazed doors leading out onto a raised deck offering commanding views out over the river. There are 5 bedrooms serviced by 4 shower/bathrooms, one of which is set behind the boathouse with an adjacent games room/sitting room offering a ready-made annex.

The 45ft long wet boathouse itself provides a generous covered mooring with a private mooring basin measuring approx. 70ft x 30ft. The private, south-facing garden provides a further raised sun deck, additional covered seating, a covered hot tub (available by negotiation), and extensive private parking.

Available with no onward chain, early viewing is strongly recommended.



ACCOMMODATION

Entrance Hall: Wooden floor, downlighters

Open Plan Living Space: 26'2 x 24'2 (max)

An impressive, triple-aspect, multi-zone living space which maximises the stunning views out over the River Bure. Exposed wooden floors and high vaulted ceilings add to the sense of character, light, and space. A wall of full-length glazed doors leads out onto a large raised deck, looking out over the Bure, with an external staircase leading down into the riverside garden and a second staircase providing direct access to the boathouse.

The kitchen area sits below a part-glazed roof which bathes this section in an abundance of natural light. There is a selection of floor-mounted units, complemented by a fitted dresser. There is a large fitted gas range, space for an American fridge freezer and a fitted dishwasher.

Master Bedroom: 13'9 x 8'7 – Exposed wooden floor, window to rear, radiator, ceiling fan, panelled door.

En Suite Shower Room: Shower enclosure, vanity washbasin, built-in W/C, heated towel radiator, extractor fan, built-in cupboard housing a large hot water cylinder. Window to rear.

Bedroom 2: 11'11 x 10'1 – Window to front aspect with river views, high ceiling with fan, wooden floor, radiator, panelled door.

En Suite Shower Room: Shower enclosure, vanity wash basin, built-in W/C, heated towel radiator, extractor fan, window to side.

Bedroom 3: 13'3 x 7'5 – Window to side with river views, wooden floor, radiator, panelled door.

Bathroom: 8'6 x 7'7 – Panelled bath, vanity wash basin, built-in W/C, heated towel radiator, fully tiled, downlighting, partially glazed roof.

Bedroom 4: 13'9 x 8'11 – Window to rear, wooden floor, radiator, panelled door.





BOAT HOUSE / ANNEX

Bedroom 5: 13'5 x 12'11 – Wooden floor, panelled door, high ceiling with fan.
En Suite Bathroom: Panelled bath, vanity wash basin, built-in W/C, heated towel radiator.

Games Room/Sitting Room: 14'6 x 13'4 – Dual aspect with patio doors to side and rear, radiator.

External Utility Room: Wall-mounted gas-fired central heating boiler, storage units, plumbing for washing machine.

Boat House: Open-fronted wet boathouse with a generous internal mooring, power and water.

OUTSIDE

The front of the property is dominated by the magical, uninterrupted, panoramic river views with a huge variety of birdlife, including a particularly attentive heron!

The private, quay-headed mooring basin measures approx. 70ft x 30ft, offering multiple moorings as well as the perfect launching point for kayaks, canoes and paddleboards.

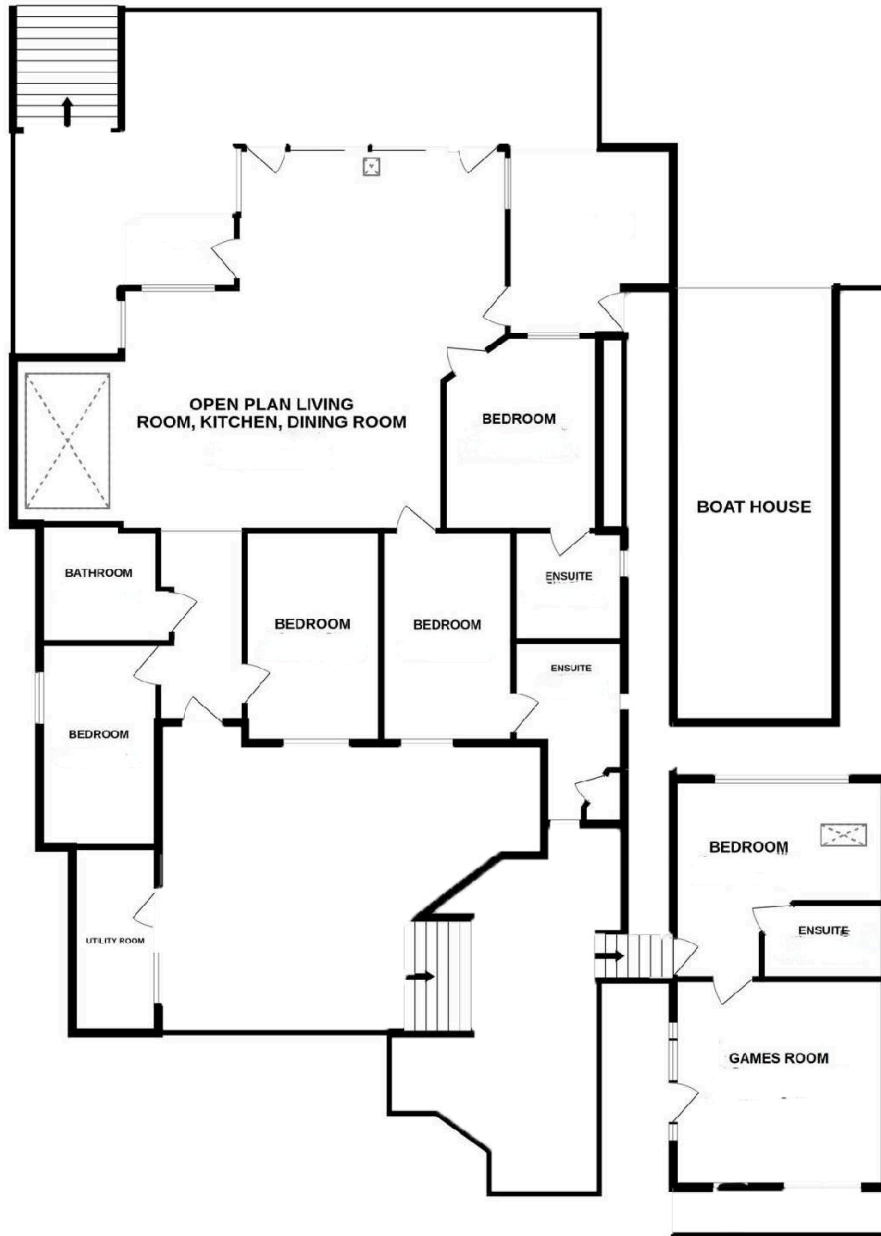
The lawned garden offers a selection of flowering borders and a decked seating area – the spot from which to enjoy a bit of fishing or to simply sit and watch life on the river float on by.

To the rear of the property is a large, private and gated parking area with space for multiple vehicles.

There are a variety of well-stocked flowering borders and a raised south-facing sundeck along with a covered seating/dining area and a covered hot tub (available by separate negotiation). There are also 3 storage sheds.

Services – Mains electricity and gas. Private treatment plant drainage and private bore hole water.





PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	59	59
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.



60W

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RESERVE
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