

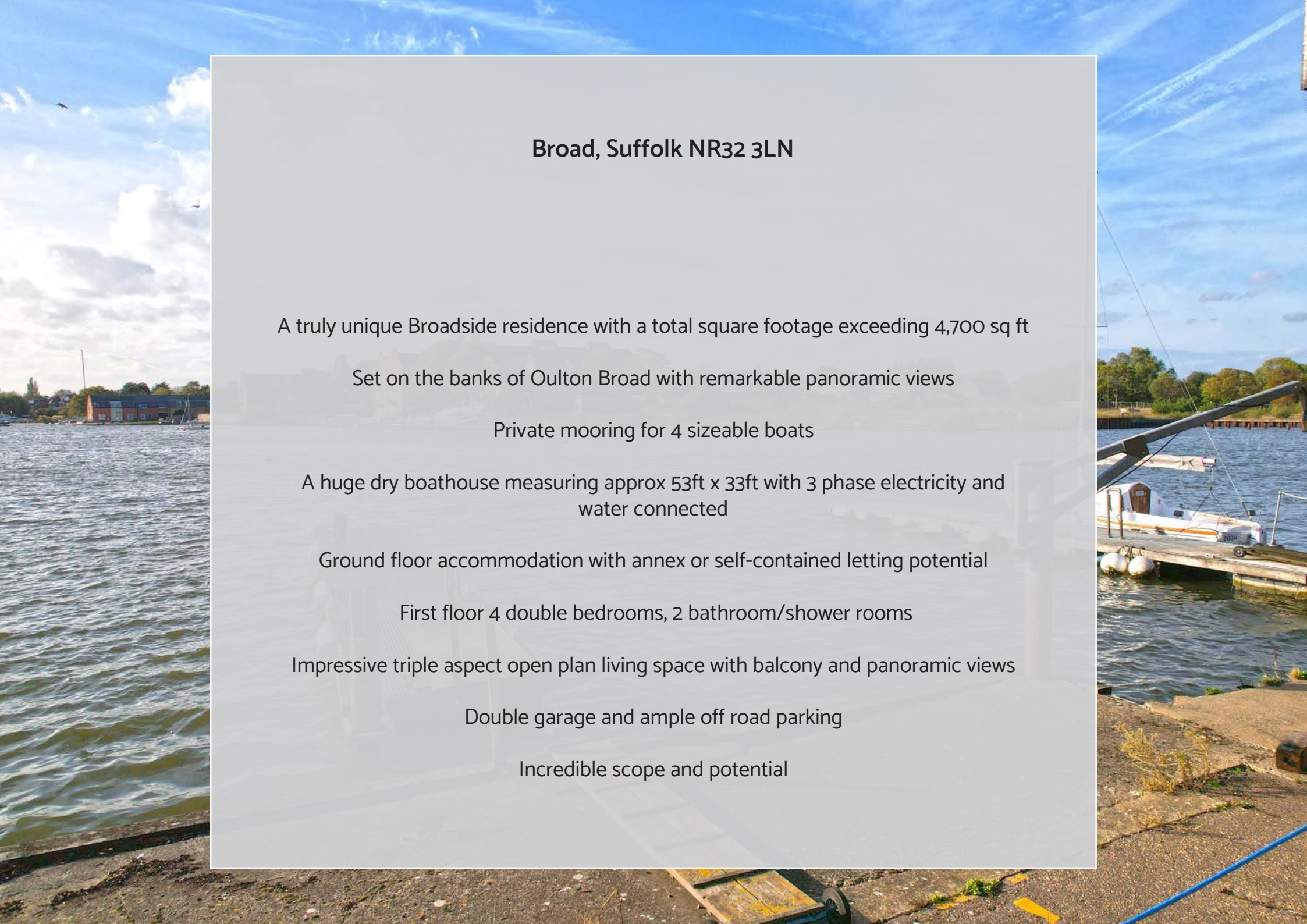
BOATHOUSE, OULTON BROAD
£725,000 FREEHOLD

WATERSIDE
ESTATE AGENTS









Broad, Suffolk NR32 3LN

A truly unique Broadside residence with a total square footage exceeding 4,700 sq ft

Set on the banks of Oulton Broad with remarkable panoramic views

Private mooring for 4 sizeable boats

A huge dry boathouse measuring approx 53ft x 33ft with 3 phase electricity and water connected

Ground floor accommodation with annex or self-contained letting potential

First floor 4 double bedrooms, 2 bathroom/shower rooms

Impressive triple aspect open plan living space with balcony and panoramic views

Double garage and ample off road parking

Incredible scope and potential











Truly one of a kind, a huge dry boathouse occupying a commanding position on the banks of Oulton Broad combining generous and flexible family accommodation with an almost industrial style and size boathouse/workshop facility further complemented by a ground floor annex style accommodation, an integral double garage, ample off road parking and four private moorings.

Built in the 1980s of brick and block construction over a steel frame, this remarkable property was originally designed with partial commercial use in mind and that potential still very much exists with the cavernous boathouse measuring approximately 53ft x 33ft, with two large roller doors giving good access and three phase electricity and water already in place, ensuring that the scope for potential applications is considerable.

The ground floor also offers a suite of rooms that could be incorporated into the primary accommodation or used independently as a spacious self-contaned annex or letting unit, with a secondary kitchen already established.

The ground floor continues with an office/study and an integral double garage with a mezzanine style room above.







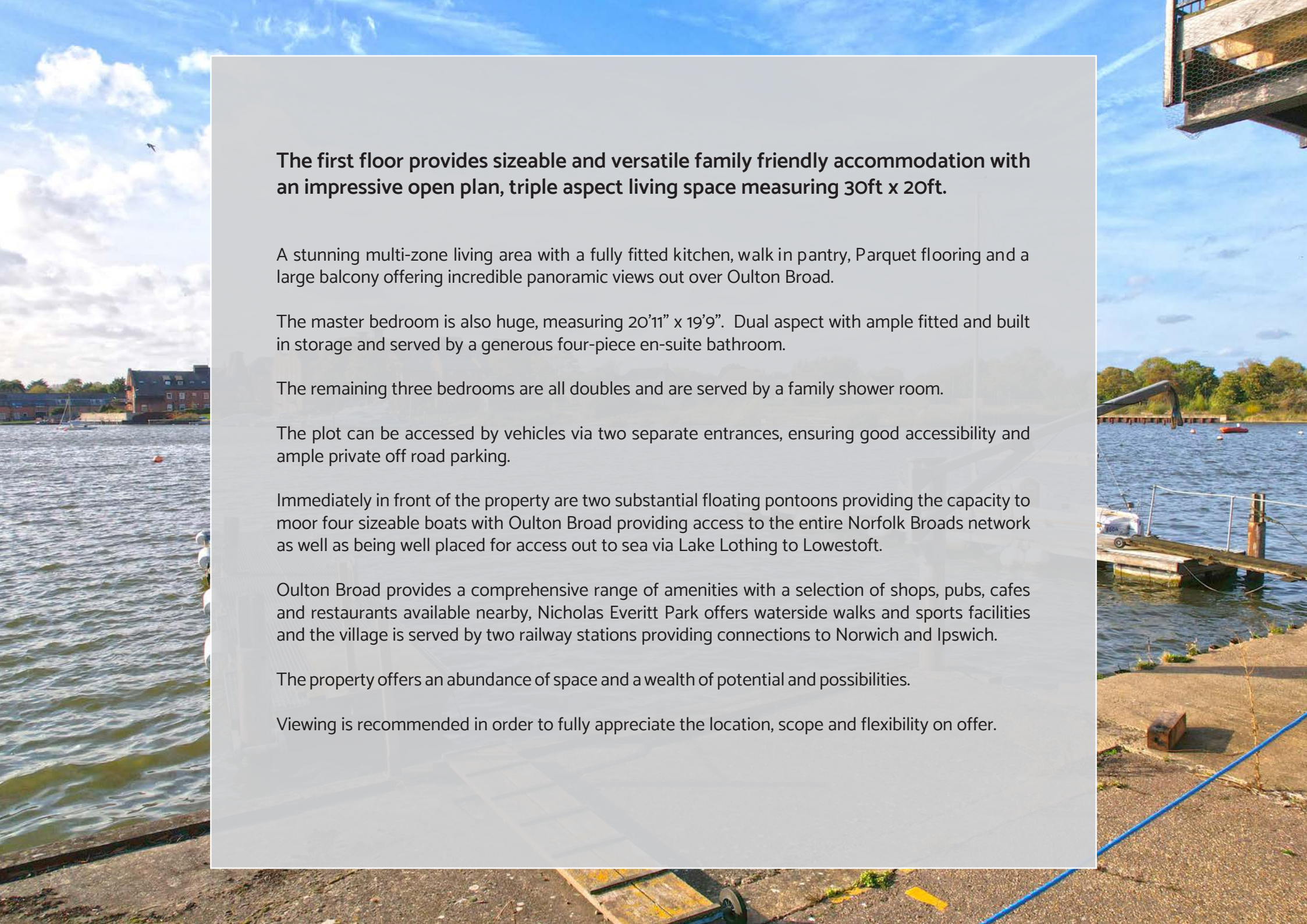












The first floor provides sizeable and versatile family friendly accommodation with an impressive open plan, triple aspect living space measuring 30ft x 20ft.

A stunning multi-zone living area with a fully fitted kitchen, walk in pantry, Parquet flooring and a large balcony offering incredible panoramic views out over Oulton Broad.

The master bedroom is also huge, measuring 20'11" x 19'9". Dual aspect with ample fitted and built in storage and served by a generous four-piece en-suite bathroom.

The remaining three bedrooms are all doubles and are served by a family shower room.

The plot can be accessed by vehicles via two separate entrances, ensuring good accessibility and ample private off road parking.

Immediately in front of the property are two substantial floating pontoons providing the capacity to moor four sizeable boats with Oulton Broad providing access to the entire Norfolk Broads network as well as being well placed for access out to sea via Lake Lothing to Lowestoft.

Oulton Broad provides a comprehensive range of amenities with a selection of shops, pubs, cafes and restaurants available nearby, Nicholas Everitt Park offers waterside walks and sports facilities and the village is served by two railway stations providing connections to Norwich and Ipswich.

The property offers an abundance of space and a wealth of potential and possibilities.

Viewing is recommended in order to fully appreciate the location, scope and flexibility on offer.



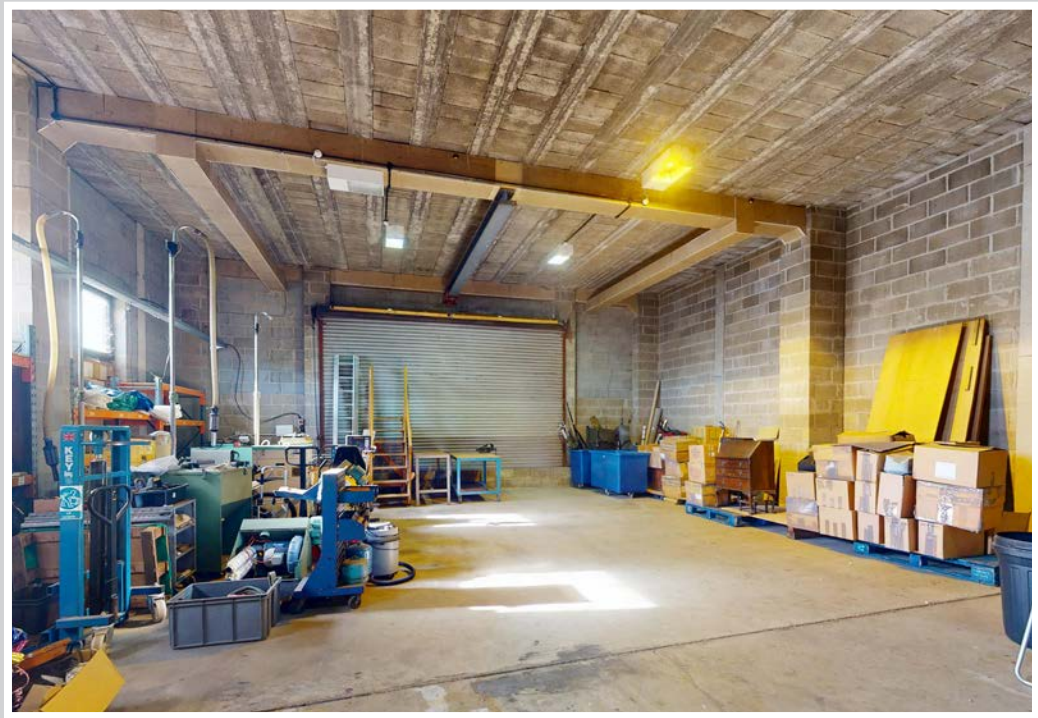














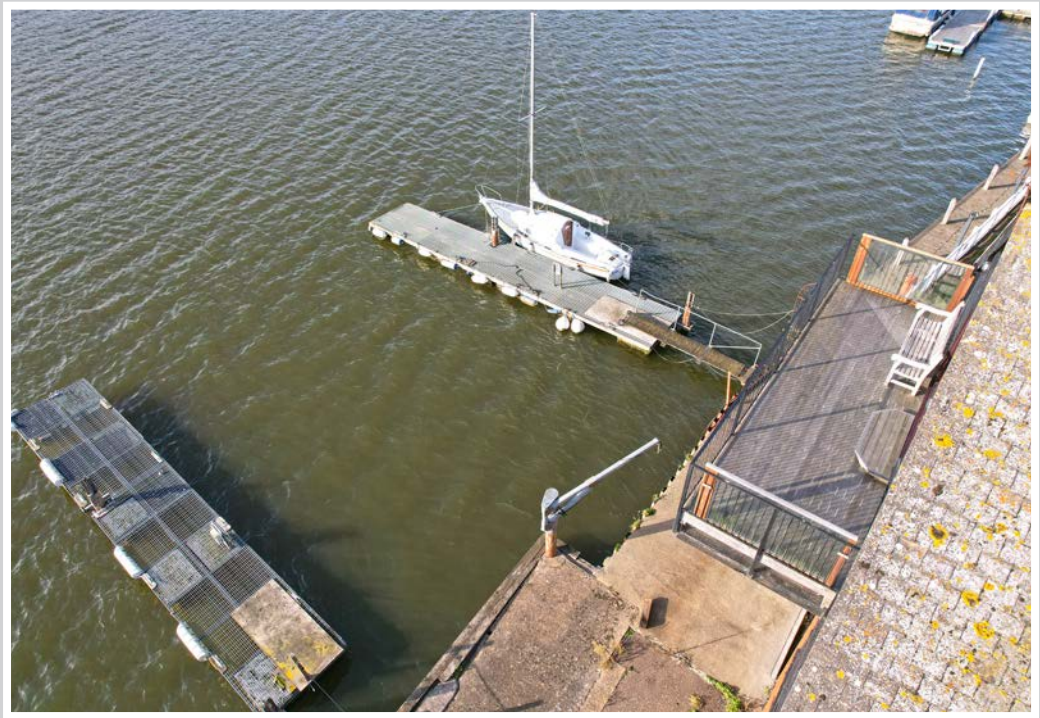
ADDITIONAL INFORMATION

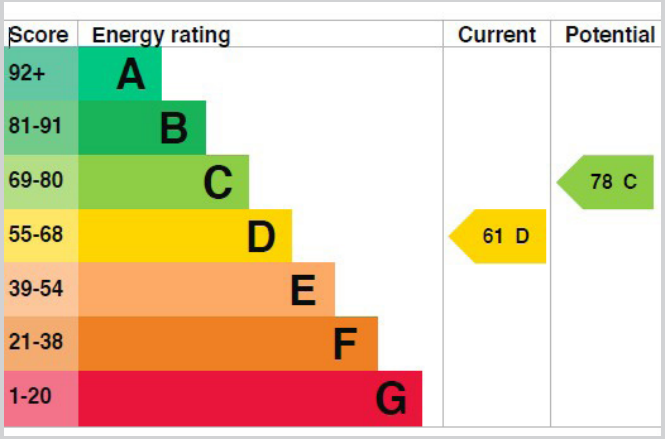
Freehold.

Mains services - electricity, water, drainage, gas.

Access is through the Wherry Hotel car park.







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.



Area
Accommodation 2585 square feet
Workshop 1816 square feet
Garage 367 Square feet
Total 4768 Square Feet

PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY





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