



Moat Island
Haveringland | Norwich | Norfolk | NR10 4PN



HOME, HAVEN AND HOLIDAY



“A period family home with an interesting history, sitting in six acres of idyllic grounds that are home to a thriving glamping business. With a natural swimming pool and a lot of potential to expand, plus an income from day one, there’s plenty to attract anyone looking for a home with a business or simply seeking a magical place in which to raise a family.”



KEY FEATURES

- An incredibly unique and special opportunity to acquire this home and business
- Superb position in a hidden location
- Beautiful grounds of approximately 6 acres, currently run as a home and successful glamping site
- Main home offers Five Bedrooms, Two Reception Rooms
- Natural Swimming Pool and covered outdoor Kitchen
- Castle, Cabin and 5 luxury Lotus Belle Tents and super luxury Wash Rooms
- The Accommodation extends to 2078sq.ft
- Energy Rating E

Cool off in the natural swimming pool and work up an appetite, then feast on marshmallows melted over the fire, or unwind in the wood-fired hot tub. Watch the sun setting over the trees and listen to the birdsong and the sound of water trickling from the weir to the medieval moat. This truly is a wonderful place – a sustainable business with an excellent reputation, plus a beautiful home with plenty of character.

The Home

The house was originally part of a much larger estate. This was the gamekeeper's cottage, the neighbouring property sits in what was the kitchen garden, with the coach house a little way from here. The cottage was built in 1892 and would have been a small two-up, two-down. It was extended to the front with a flat roof addition in the 1960s and to the side in the 1970s, with the double garage and the rooms above. Today, it's a versatile property, with up to five bedrooms. What is currently the master is a stunning room and has also been used as a first-floor sitting room. Each part of the home has its own character. You could easily extend into the garage, subject to planning, perhaps creating a fabulous open-plan family kitchen, with doors out to the west framing views of the sunsets.

The Glamping Site

During his time here, the owner has built up a very successful holiday business, with seven lodges and glamping tents set around the grounds, around and within the medieval moat. One tent can be hired unfurnished, but where there are furnishings, these have been chosen with quality in mind. The owner is keen to keep the business as environmentally sustainable as possible, so the outdoor kitchen and the shower block (rather more luxurious than most campsites!) have been built using wood from the trees on the site.





KEY FEATURES

There's a fabulous natural swimming pool too, which is a huge hit with guests, plus a wood-fired hot tub. All the units have their own outside space and there are firepits too, with one in the dell for larger fires. Holidays here have proved very popular, with an excellent number of bookings and great feedback and reviews. People love coming here to get away from it all, enjoying the abundant wildlife, peaceful green surroundings, swimming in the pool, cooking on the barbecue and more. You can take it on as a going concern, with contracts in place for cleaning in between stays, laundry and so on, running it exactly as it is, or you could look to expand. There's already planning permission in place for a further 12 tents, or you could look to increase the number of lodges (the quirky castle lodge, inspired by the medieval moat, has proved popular with guests). The owner has a great relationship with the council and they have indicated that they would be amenable to granting a licence for events to run here, with room for a large marquee. The electrical power and waste treatment plant are already set up to accommodate larger numbers of guests for events.



Exploring The Area

The house itself has well over half an acre of gardens, so you have plenty of private outside space to enjoy. You'll see abundant wildlife, including kingfishers darting over the water, herons coming in for fish, buzzards nesting in the woods, cuckoos calling, otters, ducks, dragonflies and so much more. You're definitely off the beaten track here and you adjoin Forestry Commission land, with permissive paths through the trees to explore. There's a good chance that once here, you won't want to leave, but when you do need to head out, the pretty market towns of Aylsham and Reepham are close by, with Holt and Cromer also within easy reach. The North Norfolk coast is always popular, but the lesser-known East Norfolk coast is often quieter, with beautiful sandy beaches and great walks. The property is also well placed for access to Norwich and to the Norfolk Broads, so altogether, it's easy to see why it's a popular destination for holidays – and a brilliant place to call home!

Moat Island has previously been listed as one of the 10 best glamping sites in the UK, as reported in Elle, The Times and also The Guardian. Please visit <https://www.moatisland.co.uk/about> for further information.

























INFORMATION



On The Doorstep

The property is located in the village of Haveringland where you can have country walks, located in the heart of Norfolk. Hidden away with well laid-out woodland trails, and an abundance of wildlife. Relax and unwind at this stunning country park. Take scenic walks around the site, past the lakes at Moat Island and through the woodlands. Be sure to bring your binoculars! There's plenty of bird watching to be had on this wonderful woodland retreat. Better yet, see how many different species there is to spot during your holiday!

How Far Is It To?

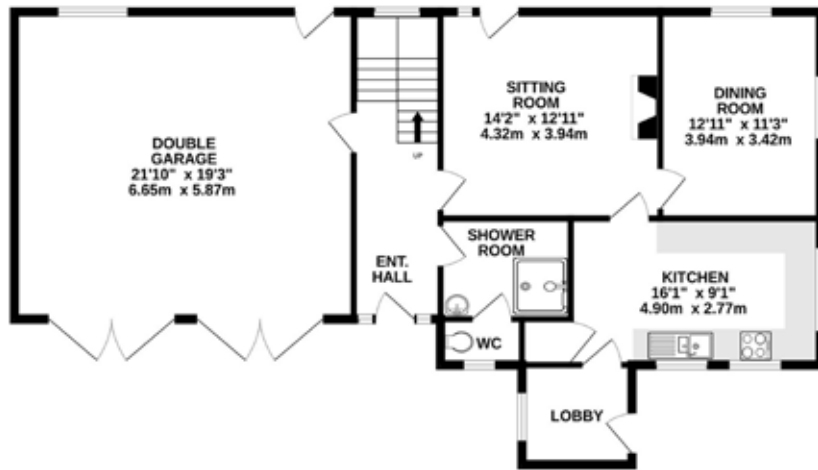
Haveringland is approximately 10 miles north of Norwich with its wide range of cultural and leisure facilities including Chantry Place shopping centre, cinemas and theatres. There are also a number of very good schools in both the state and private sectors. There is an International Airport while a main line railway station offers direct links to London Liverpool Street. Wroxham and the Norfolk Broads can be found approximately 10 miles to the east offering various tourist and water activities whilst the famous North Norfolk coast with its sandy beaches and quaint seaside villages.

Services, District Council

OFCH, Private Water Supply and Septic Tank
Broadland District Council
Council Tax Band D

Tenure

Freehold



GROUND FLOOR
1105 sq.ft. (102.6 sq.m.) approx.



1ST FLOOR
973 sq.ft. (90.4 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 2078 sq.ft. (193.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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