



Brix  
Main Road | Filby | Norfolk | NR29 3HN

# THE BROADS IN BLOOM



“This home sits in large gardens in a popular Broadland village, known for winning a number of ‘Britain in Bloom’ titles. There’s a spacious annexe for multi-generational living, a garage with workshop and a large greenhouse, so it’s ideal for anyone with green fingers or those who want to grow their own. With plenty of amenities within the village, the coast close by and beautiful countryside to explore, this is an ideal all-rounder.”



# KEY FEATURES

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- A Detached Family House with a One Bed Self Contained Annexe in the Beautiful Broads Village of Filby
- The Main House has Five Bedrooms; Two Bathrooms/Shower Rooms
- One Bedroom and a Shower Room are on the Ground Floor
- The Principal Bedroom benefits from a Walk-In Wardrobe
- Kitchen with Separate Utility Room
- Sitting Room; Study and a Conservatory
- Sizeable Garage and Workshop extends to 768sq.ft
- Long Drive and Parking Area for Plenty of Vehicles
- The Grounds extend to 0.65 of an acre (stms)with a Large Greenhouse
- The Accommodation extends to 2,133sq.ft
- Energy Rating: E

Filby is known for its colourful floral displays and its community spirit, making it a lovely place in which to live. Twice winner of the Britain in Bloom best village, it's also won the Anglia in Bloom category every year since 1995. And there's so much more to the village and to this spacious and welcoming property...

## A Place To Put Down Roots

A happy home to the current owners for almost 20 years, it's also been the setting of many celebrations and gatherings, with four generations of the family enjoying time here. The owners chose the house as they were caring for a relative with mobility problems – the annexe was purpose-built by former occupants for an elderly parent in a wheelchair, so it was all on one level and had the wide doorways and accessible bathroom they were looking for. During their time here, they've made a number of further improvements to the main part of the house, including the creation of two further first-floor bedrooms from a former sitting room. Now as they look to downsize, it's time for another family to enjoy everything that's on offer here.

## Two In One

On the ground floor, as you enter you find a bedroom and shower room to the front of the property. The owners currently use this bedroom as a playroom and keep toys in here for regular visits from their grandchildren. The kitchen is spacious, with a Rayburn and worktop space, while the utility room is also large and can be accessed from the annexe entrance too. There's a generous sitting room leading off to a study on one side and with double doors to the conservatory to the rear.





# KEY FEATURES

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Again, this room can be accessed either from the main house or from the annexe reception room, so it works really well as an area everyone in the house can use to gather together and enjoy the garden views. The owners have also found it handy as the room in which their grandchildren do crafts – keeping the mess contained! Upstairs there are a further four bedrooms, all doubles, and a family bathroom. The master has a walk-in wardrobe, which is a nice addition.

## More Than Meets The Eye

The garden comes as a surprise – it's much larger than you might expect. Former owners were market gardeners, so there's a workshop within the garage and a huge greenhouse. The owners successfully grow cucumber and tomatoes in here – and their tomato sauce is a favourite with the grandchildren, who won't use anything else! The garden is enclosed, with plenty of space for children to play, or for dogs to run around and let off steam. It's wonderfully private too and has views out across the fields beyond. The owners have seen lots of wildlife passing by, including deer in the fields, pheasants and even the odd mother duck marching down the lawn with her ducklings in tow.

## Beautiful Surroundings

People in the village take good care of their homes and it's clear that the community is invested into creating a lovely environment for residents. Locals are friendly and look out for one another, so the owners have really enjoyed their time here. The village hall is just down the road, as is the shop, Post Office, primary school and more, with a restaurant down by Filby and Ormesby Broads, and a sports club in the neighbouring village on the other side of the water. You have some wonderful walks on the doorstep and when you want to head further afield, you'll find it's very easy to get out and about. The coast is only a short drive from here, with Great Yarmouth and Norwich accessible by car and by bus.













THE ANNEXE

















# INFORMATION

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## On The Doorstep

Filby is a popular village located to the east of Norwich offering easy access to the Broads, the coast and surrounding countryside. Filby Broad in particular offers an exceptional range of recreational facilities including sailing, windsurfing and Kayaking. The village offers a variety of amenities including a public house, restaurant, post office, primary schooling and convenience stores.

## How Far Is It To?

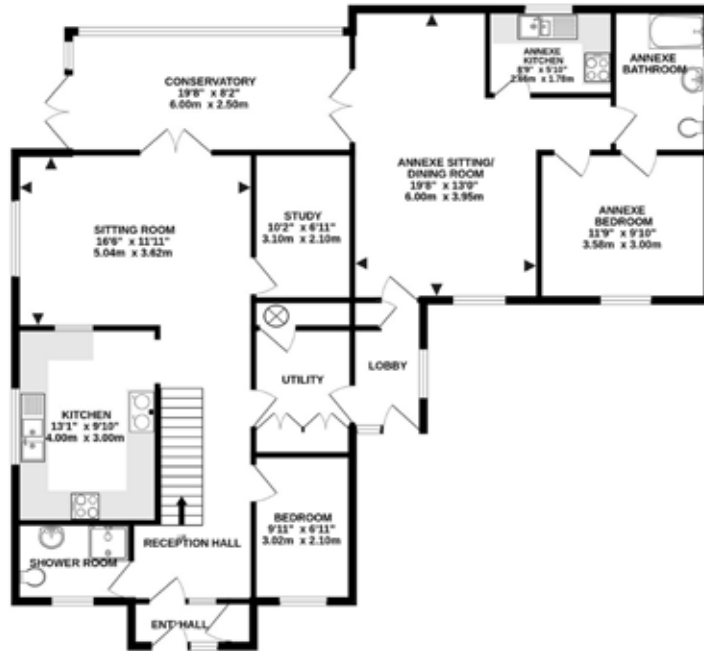
The market town of Acle offers a train link leading you into the city of Norwich and other key locations around the Norfolk countryside. There are schools in the area and Acle offers a variety of restaurants, public houses and is well situated for local and national chain supermarkets. The North Norfolk coast is within easy reach making the recreational facilities in the area excellent. The city of Norwich is approximately 19 miles distant with a wide range of retailers, from national brands to independent boutiques and shops, restaurants, bars, cafes and the largest permanent outdoor market in the country. Chantry Place and Castle Quarter offer covered retail therapy opportunities and landmark buildings such as The Forum continue to add to the ambience of the city centre and compliment the historically important cathedral.

## Directions

Leave Norwich on the A47 towards Acle. At the roundabout at Acle take the left hand lane and continue straight over towards Filby. Once in the village, pass the shops on your right hand side and carry along Main Road, where the property will be found on the left hand side clearly signposted with a Fine and Country For Sale Board.

## Services, District Council and Tenure

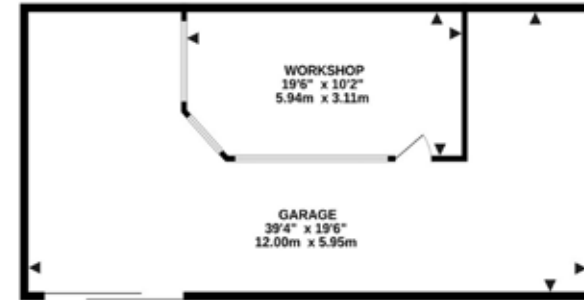
LPG Gas Central Heating, Mains Water, Mains Drainage  
Great Yarmouth Borough Council – Council Tax Band F  
Freehold



**GROUND FLOOR**  
1426 sq.ft. (132.5 sq.m.) approx.



**1ST FLOOR**  
707 sq.ft. (65.7 sq.m.) approx.

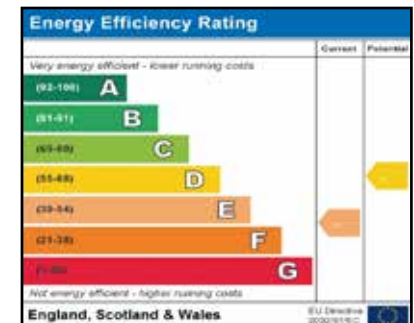


**OUTBUILDING**  
768 sq.ft. (71.4 sq.m.) approx.

**TOTAL FLOOR AREA : 2901 sq.ft. (269.5 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](http://www.norfolkpropertyphotos.co.uk)  
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# FINE & COUNTRY

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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