



Ninham House  
5 Coltishall Road | Belaugh | Norfolk | NR12 8UX

# LOCATION AND CHARACTER



“A glorious garden that bursts into life, vibrant with colour from the start of each spring. A wonderful setting, close to three Broadland villages, with countryside walks – the location has everything. A handsome Edwardian home much admired, with abundant character found within, what better place to be your new home – the perfect setting for your new chapter to begin.”



# KEY FEATURES

- A handsome Edwardian Home circa 1907 situated in the beautiful village of Belaugh
- Four Bedrooms including the Principal Bedroom with Walk-In Wardrobe and En-Suite
- Three Reception Rooms and a Garden Room
- Kitchen Breakfast Room with Separate Utility and Downstairs WC
- Double Garage and Office/Workshop
- Single Garage and Workshop
- Beautiful Landscaped Gardens included Raised Beds for Vegetables and a Grape Vine Tunnel and extend to 0.95 of an acre
- The Accommodation extends to 2,940sq.ft
- Energy Rating: E

This is a super home – a lovely Edwardian frontage hints at what you might find inside, and as you start to explore, you'll see this is a property that doesn't disappoint. It's been comprehensively renovated in recent years and comes to market in excellent condition, but it also has planning permission to extend, giving the potential to enhance it even further.

## A Quality Home

This impressive property was built as a country home in 1907 for a local baker, Henry Christian Ninham, who named it after himself. The outhouse was originally a bakery. The family has an interesting history: Ninham's father, also called Henry, was a highly-regarded Royal Academy artist, while his grandfather was a heraldic painter and an engraver. In more recent times, the property was upgraded and renovated after changing hands in 2002 and the works were done sympathetically to complement the period character. One highlight is the bespoke Eric Bates kitchen with three-oven Everhot range with induction hob and hotplate. The current owners have continued to upgrade and improve the property and the result is a stylish, calming and beautiful place that anyone would be proud to call home.

## Room For All

To the front of the house are the main reception rooms, each with a box bay window overlooking the formal garden to the front. A third reception, a family room sits at the rear to one side, while the stunning kitchen is on the other side, leading into a breakfast area, utility and garden room. This makes an incredible entertaining space and also





# KEY FEATURES

works brilliantly for day-to-day family life. Both the garden room and the family room have double doors out onto the terrace beyond and all the rooms along the back enjoy gorgeous views down the extensive garden. Upstairs, there are four good-size bedrooms and a family bathroom. The master bedroom also has a dressing area and en-suite. It's the garden room that's the owners' favourite spot – it feels like you're in the garden and really brings the outside in.

## Gorgeous Greenery

The owners are keen gardeners. When they came here, the garden had been laid out with great care, so the owners have enjoyed adding to the existing landscaping to create beautiful surroundings. There are different areas that each come into their own in different seasons, with plenty of colour and interest throughout the year, including a Mediterranean garden, beds of spring bulbs and a tunnel covered with around 20 grapevines, giving you plenty of fruit with which to make wine (or just to eat!). There's also a polytunnel and very productive raised beds, so if you have green fingers, you'll be in heaven here. The lawns offer plenty of room for children to play, so it's ideal for families too. And best of all, it's south-facing, so a real suntrap.

## Exploring The Area

While you feel very secluded, as though you're in your own world, and you have open fields to the front and rear, you can cross the road, join the permissive footpath and walk into Hoveton and Wroxham. Known as the Capital of the Broads, you can head out on the water here, shop at Roys (said to be the biggest village store in the world), relax with a drink or feast on fish and chips. The village has so much to offer, including a library, doctors' surgery, primary and high school and football club. You can walk the Bure Valley railway path – right up to Aylsham. Head in the other direction from the house and it's just a five-minute drive to Coltishall, another popular and pretty Broadland village that also has plenty of amenities. Belagh itself is a peaceful spot with a boatyard and church. Both Wroxham and Coltishall have excellent transport links to Norwich, North Walsham and the coast, with a train station in Wroxham and buses from both villages.







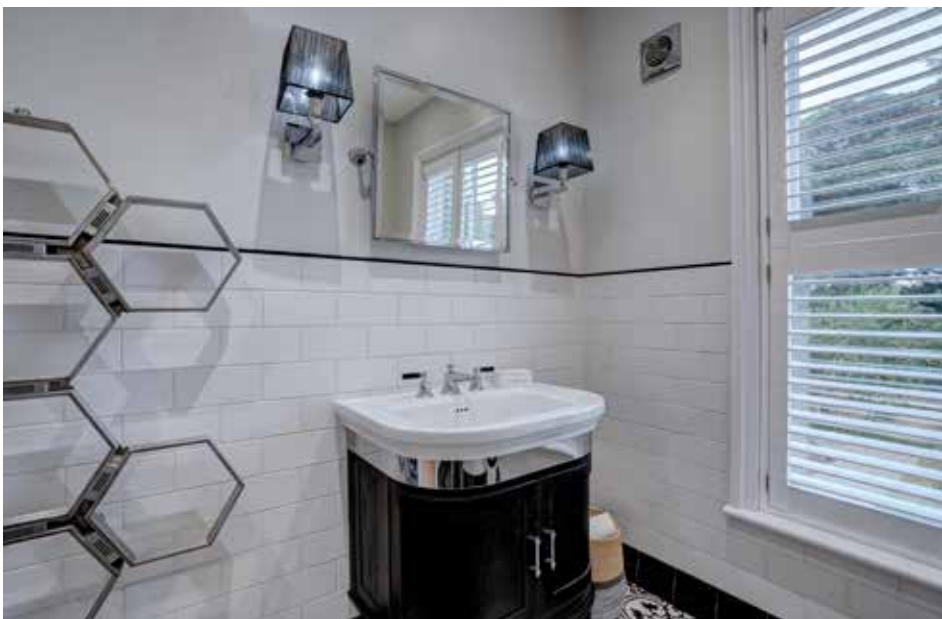




























# INFORMATION

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## On The Doorstep

The property is located for easy access to the Broads village of Wroxham which is the heart of the Broads. From here you can explore the wealth of the Broads and back waters at ones leisure. Wroxham boast a department store, individual boutiques, a range of eateries, banks and tourist attractions. The Norfolk Coast is an area of outstanding natural beauty and is close by with a number of golf courses and other leisure facilities.

## How Far Is It To?

From Wroxham you have easy access to the Cathedral City of Norwich which is approximately 9 miles with its large array of cultural and leisure facilities, including Chapelfields shopping centre, bars, restaurants, theatres and cinemas. There are a number of good schools in both the state and private sectors as well as the University of East Anglia. Norwich has a main line station to London Liverpool Street with a fastest journey time of 1 hour 30 mins, also providing commuter trains to Cambridge. There is an international airport to the north side of the city and access to most major trunk roads. From the A11 Newmarket Road, Cambridge lies approximately 60 miles to the south-west and Newmarket 47 miles.

## Directions

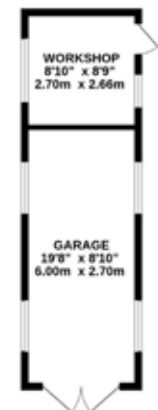
Proceed out of Norwich on the A1151, upon entering Wroxham proceed over the roundabout and on to Norwich Road. Passing through Wroxham and past Roys of Wroxham supermarket and department store, turn left at the mini roundabout. Take a left into Coltishall Road. Upon reaching Belaugh, the property is the first house to be found on your left hand side.

## Services, District Council and Tenure

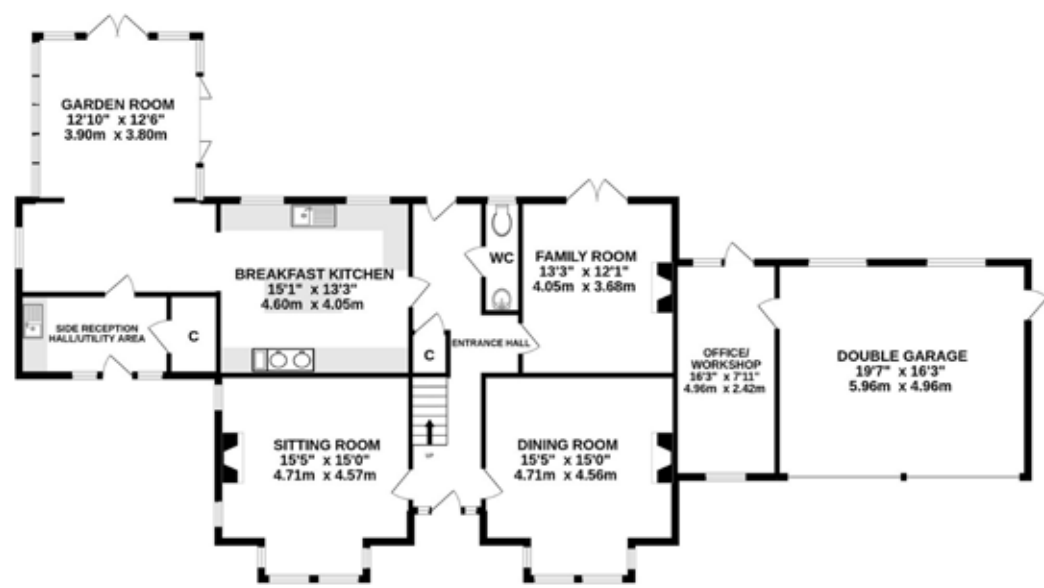
Gas Central Heating, Mains Water and Mains Drainage  
Broadland District Council - Council Tax Band F  
Freehold

## Agents Note

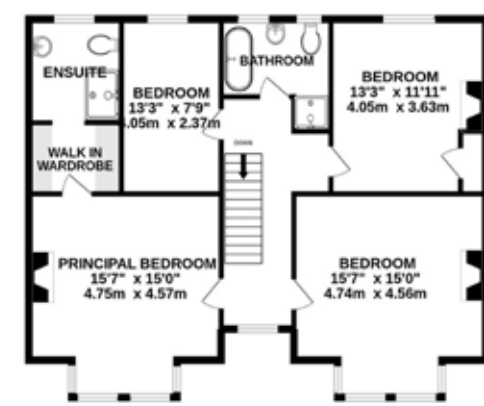
Have a look at the owners Facebook page Ninham House & Gardens to see further photos of the house and gardens throughout its transformation.



OUTBUILDING  
252 sq.ft. (23.4 sq.m.) approx.



GROUND FLOOR  
1751 sq.ft. (162.7 sq.m.) approx.



1ST FLOOR  
937 sq.ft. (87.1 sq.m.) approx.

**TOTAL FLOOR AREA : 2940 sq.ft. (273.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</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, Scotland & Wales			
		EU Directive 2002/91/EC	

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed





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