



Malthouse Cottage
Broad Road | Ranworth | Norfolk | NR13 6HS

BROADLAND BEAUTY



“With stunning views over Malthouse Broad to the front and the historic village church to the rear,
this cottage enjoys a truly superb setting.

Watch the wildlife to your heart’s content, head out on the water, visit the nature reserve, have dinner in the local pub,
get to know the neighbours at one of the many village events – it may be quiet here but it’s never dull!

You’re close to Norwich, the A47 and the Broadland Northway, so travel is a breeze
and the recently renovated property comes with full planning for a fabulous wraparound extension,
so there’s further potential too.”



KEY FEATURES

- A Detached Cottage with Stunning Views over Malthouse Broad in the Village of Ranworth
- Two/Three Bedrooms, Ground Floor Shower Room and First Floor Bathroom
- Kitchen and One/Two Reception Rooms
- The Property offers Versatility with a Ground Floor Bedroom if Required
- Landscaped Gardens provide an Enclosed Rear Garden with Patio Areas, Garden Sheds and Wood Store
- Gated Driveway provides Plenty of Parking
- The Accommodation extends to 939sq.ft
- Energy Rating: D

What a find! When you come to visit the cottage, it's hard to tear your eyes away from the view over neighbouring Malthouse Broad. A visual feast, if you love wildlife, you enjoy sailing, fishing, or you're creative and love an inspiring outlook, you won't find better than this. Houses down here hardly ever come up for sale. Once here, people don't want to leave! And it's easy to see why...

Rarely Available

When the owners first visited Ranworth, they fell in love with the village and spoke about how lovely it would be to have a home here. A while later, spotting the cottage up for sale, they snapped it up, knowing it was a rare opportunity. They gave it a spruce up and redecorated throughout, creating a lovely home in a super setting. There's an air source heat pump and parts of the house have underfloor heating. Whilst it was the location and the views that drew them here, they didn't realise quite how much of a year-round community there was to be found within the village and this has been a delightful surprise. There's a pub down the road, popular with holidaymakers in summer and locals throughout the year, a shop, and regular events, including an annual beer festival, scarecrow trail, picnic on the staithe and more. The village also has a nature reserve, and when the weather doesn't co-operate, you can still enjoy the wildlife from a pretty, thatched visitors' centre where you can warm up with a cuppa. What's more, residents get priority access to moorings in the village, as well as a discount, so if you're a keen sailor, this is another huge bonus. Imagine mooring opposite your house and being able to go out on the water whenever you want.





KEY FEATURES

A Welcoming Home – With Further Potential

The house itself is attractive and practical. There's a pretty and bright dual aspect sitting room to the front of the ground floor, complete with wood burner, plus a kitchen to the rear. A shower room and a dining room or third bedroom complete the ground floor, while upstairs you have two double bedrooms and a family bathroom. This layout allows for plenty of flexibility, with a choice of bedrooms and receptions, plus a bathroom on each floor, so you can use this as a much-loved weekend retreat, a year-round waterside residence, or extend the property to make it a fabulous family home. The owners have been granted full planning permission for a wraparound extension so the sitting room would become a snug and the kitchen becomes a utility, with a huge open plan kitchen family space to the side and along the back. Upstairs, you'd then have a fabulous master suite with a private bathroom and dressing area, plus the current two double bedrooms sharing the family bathroom. The end result would be a charming and spacious house that sits beautifully in the plot and still offers plenty of outside space.

Enjoying The Great Outdoors

Not only do you have the river view here, but you also look out at the back to the village church. There are gardens to the front and rear, plus plenty of parking with room for a boat or motorhome. Close the front gates and you have a safe enclosed garden where little ones can play and keen gardeners can get stuck in and enjoy. There are two patios at the back, making the most of the light throughout the day, so you can sit out and enjoy the view, bathed in sunshine. We've already mentioned the friendly community and the amenities within Ranworth itself, but there's plenty more to enjoy on the doorstep too. You're within easy reach of the Broadland Northway and A47, so it's very easy to get out and about, into Norwich or across the county. Whilst you're in the Broads, you're also not far from the coast, so if you love the great outdoors, you'll be in heaven here!





























INFORMATION



On The Doorstep

The lovely village and its scenic staithe occupy an enviable position on the edge of Malthouse Broad – a mecca for boaters in the summer and the only point of access if you are arriving by water. With two Broads and a nature trail – all overlooked by a spectacular medieval church offering staggering views from the top of its tower – Ranworth is a village not to be missed. There's a pub opposite the staithe (The Maltsters) with a large garden and terrace as well as Granary Stores and Tea Room with a Post office and Shop.

How Far Is It To?

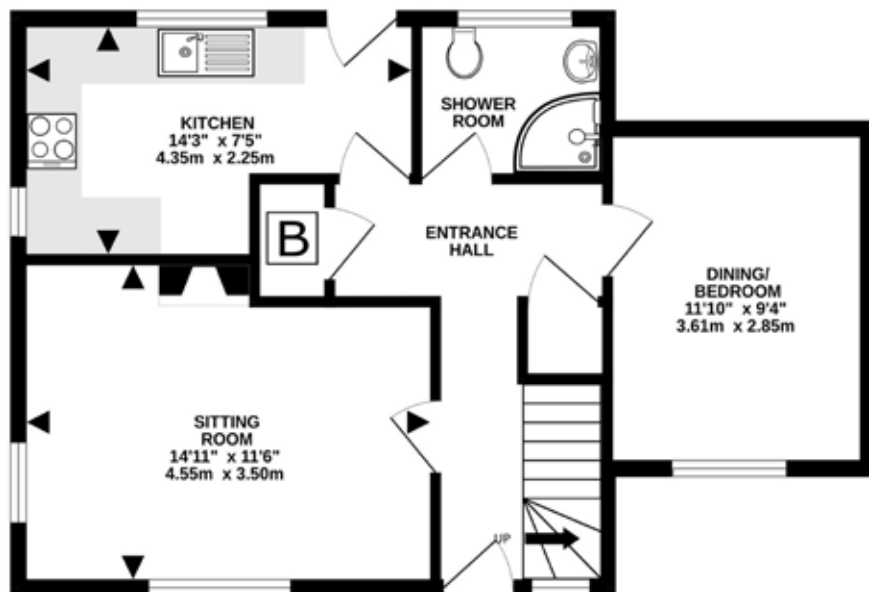
Acle is less than 4 miles down the road, with amenities such as schools, shops, pubs, restaurants, a medical centre, post office, library and a weekly market (visit www.acle-village.info for more information). Further afield is Norwich, but still less than 10 miles. Norwich offers all that you would expect of a county capital with a wide variety of cultural and leisure facilities, a main line rail station with links to London Liverpool Street and an international airport. There is also a selection of good schools in both the public and private sectors as well as the University of East Anglia.

Directions

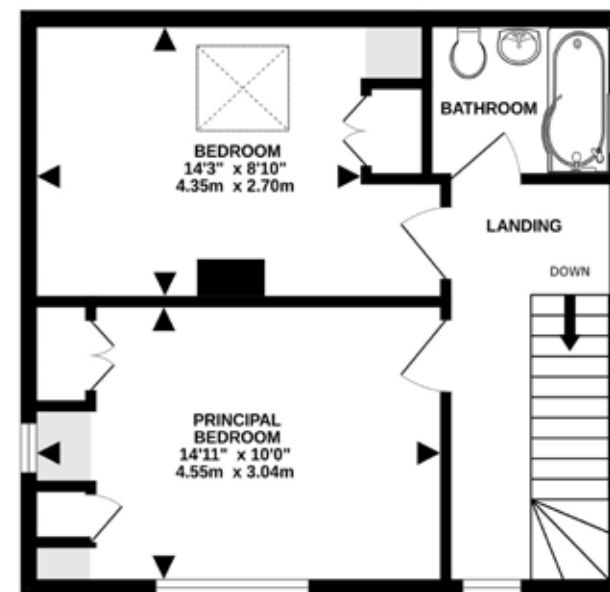
Leave Norwich via Ketts Hill/B1140 and continue onto Plumstead Road/B1140. Continue onto Norwich Road, then Belt Road and onto Plumstead Road. Turn left onto the B1140 and turn right onto Panxworth Church Road. Turn right onto Woodbastwick Road and left onto Broad Road. Turn right to stay on Broad Road and the property will be found on the right hand side clearly signposted with a Fine & Country For Sale Board.

Services, District Council and Tenure

Air Source Heat Pump, Mains Water, Mains Drainage
Broadband Available - **ADVISE CONNECTION AND PROVIDER**
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
Broadland District Council - Council Tax Band E
Freehold



GROUND FLOOR
524 sq.ft. (48.7 sq.m.) approx.

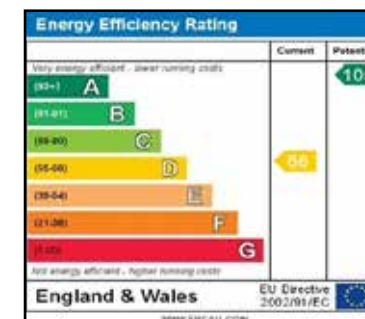


1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.

TOTAL FLOOR AREA : 939 sq.ft. (87.3 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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Fine & Country Norwich
12-14 Queen Street, Norwich, Norfolk, NR2 4SQ
01603 221888 | norwich@fineandcountry.com

