

A large, stylized letter 'S' in a dark green color with intricate, lighter green floral and vine-like patterns inside and around it. It is positioned at the top center of the image, partially overlapping the roofline of the house.

THE STORY OF

# St. Margaret's House

*Wroxham, Norfolk*

SOWERBYS





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THE STORY OF

# St. Margaret's House

Staithe Way Road, Wroxham  
Norfolk, NR12 8TH

Beautiful Period Home

Three Reception Rooms

Well-Fitted Kitchen/Breakfast Room

Utility, Larder and Cloakroom

Five Main Bedrooms, Two En-Suites

Established Grounds and Detached Double Garage

Heated Swimming Pool

Self-Contained Three-Bedroom Annexe

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“A lovely calming ambience...”

St. Margarets House is located in one of the most beautiful and prestigious areas on the Norfolk Broads, close to the centre of Wroxham. The property stands proud within its established plot.

The elegant rooms within create a wonderful home. The reception hall is both welcoming and inviting, flooded with plenty of natural light, and emphasises many gorgeous period features. Leading off the hall to the left,

the garden room is a joy to spend time in, while overlooking the wonderful views of the vast grounds.

The elegant sitting room has a lovely calming ambience, and a very sympathetic feature fireplace, with a wood-burning stove, centred within the room. At the south end of the sitting room, there is a beautifully retained bay window - a lovely peaceful spot to relax.







The dining room is generous in size and has made the perfect space to entertain for many years for the current owners. Complementary to this, the kitchen is both spacious and an extremely sociable environment for both hosting and day-to-day living. There are plenty of units and a large island unit, as well as an ideal space for a table to enjoy breakfast and more casual moments. In the summer months it becomes a hub, with sliding doors opening straight to the garden. In addition, there is a well-appointed utility room and cloakroom.

“A morning coffee in the sun room looking across the garden to the woodland...”

Heading up the grand primary staircase, the galleried landing leads into the principal bedroom suite. With an elegant brick balcony, an ideal elevated spot to enjoy the views over the garden. The suite also has a well-fitted modern en-suite bath and shower room and a separate dressing room. Four further spacious bedrooms occupy the first floor, one with an en-suite and the remaining share the main bathroom. The second floor currently serves as a lovely home office, but has the versatility to be used for a variety of purposes.









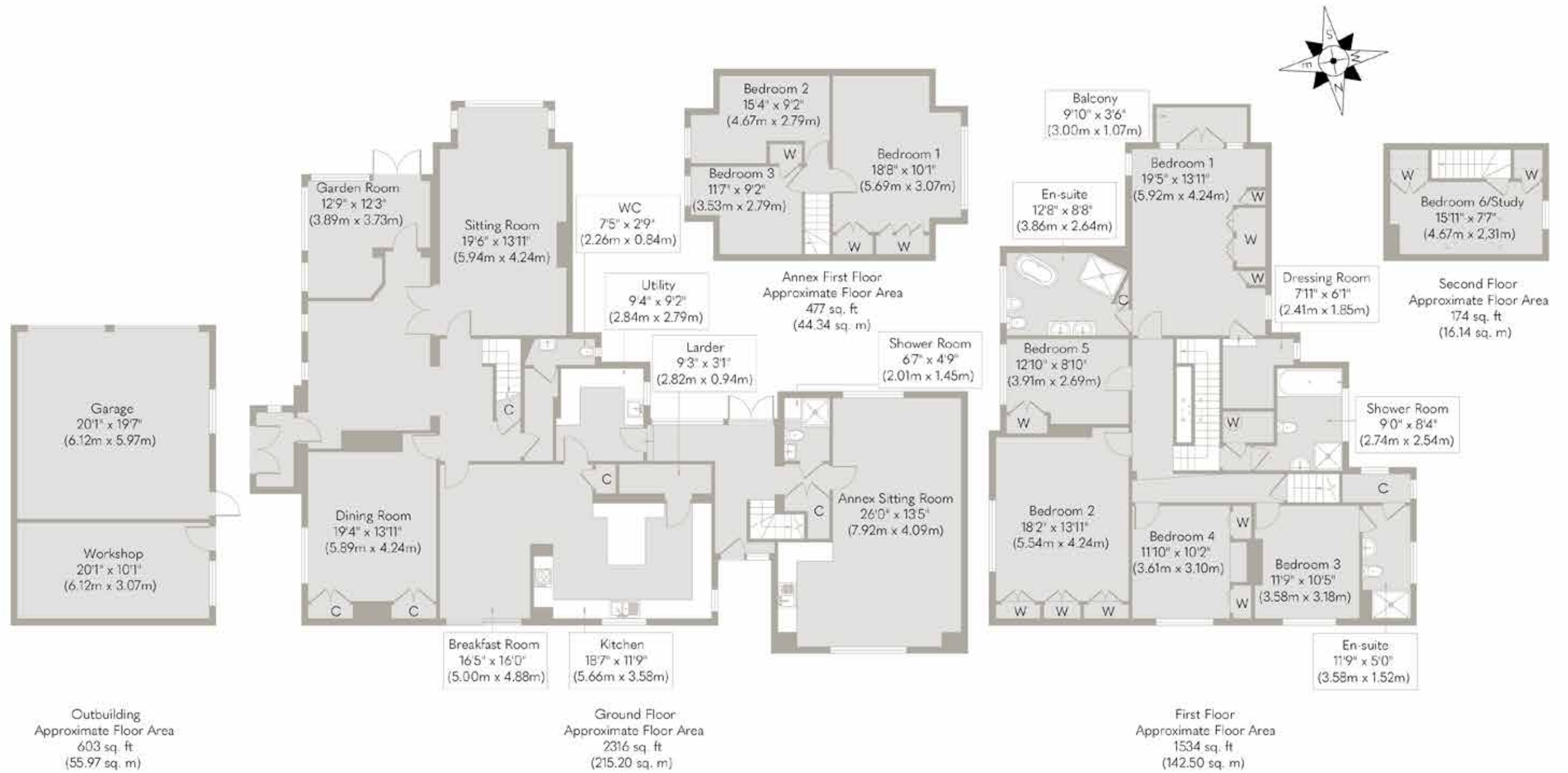


Further to the possibilities of this wonderful property, there is a quintessential annexe in the west wing, which could be the perfect manageable home for a loved-one to enjoy. Equally, this could be a great additional space for family or friends to come and stay. As in the main house, the annexe exudes plenty of charm and elegance with a modern touch to make the whole space very versatile.

St Margaret's House is approached between two grand gate pillars that lead onto the gravelled driveway, serving access to parking and the detached double garage. The grounds are well-established and very enchanting with large sweeping lawns and a wide range of specimen trees surrounding. A meandering pathway leads you through the garden, and to the rear of the home is a wonderful heated outdoor swimming pool and paved terrace, which is a luxurious addition and another great space to entertain during the summer.

Just beyond you will find a productive kitchen garden, allowing the chance for plenty of home-grown fruit and veg. To the southern boundary, there is a bank of well-established trees with a charming woodland walk within the approximate grounds of 1.3 acres (STMS). There is also a mooring available in Coltishall and a boat available to buy.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



ALL THE REASONS

# Wroxham

IN NORFOLK  
IS THE PLACE TO CALL HOME



Situated a short commute away from Norwich with its many amenities, Wroxham is renowned for its boating culture.

Standing on the river Bure, the village is divided by the river and shares its many attractions with the neighbouring Hoveton St John. Whether on the water or congregating in the busy pubs and restaurants on offer, there is something that will capture the heart of everyone. If you choose to hire a boat, you can travel at a leisurely pace along the broads and moor up at one of the local pubs. The Ferry Inn at Horning serves food all day and offers a fantastic outdoor space and plenty of mooring.

If you would rather stay on dry land, you can wander through the riverside park and feed the ducks, enjoy afternoon tea at one of the quaint tea rooms or simply sit and watch the

boats go by in a sunshine filled pub garden.

The Bure Valley railway, which started in 1900, begins its journey in the centre of Wroxham. Both a steam and diesel train run the 18 mile round trip, taking you on a tour of pretty Norfolk villages and ending in Aylsham.

A fun family day out can be had at Wroxham Barns where crafts activities and a Junior Zoo are two of the many activities to enjoy, finishing off with a piece of homemade cake or perhaps a Norfolk brewed cider. For sailing enthusiasts, the Norfolk Broads Yacht Club is situated close by, offering a large club house, ample mooring and many organised events for both members and guests.

A gem in the Norfolk countryside, Wroxham offers plenty to see and do, whilst being easily accessible by car, train, bus and perhaps even boat from Norwich and the coast.



Note from the Vendor



Sailing on the broads

“Walking down to the river is always a treat... peace and quiet, yet not cut off.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Gas central heating.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

To be confirmed.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

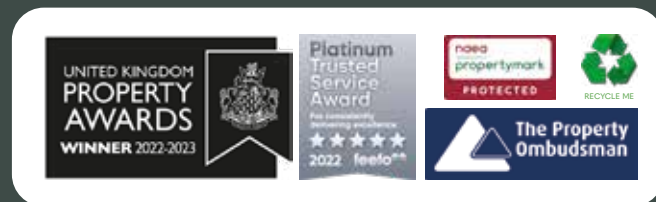
LOCATION

What3words: ///fuzz.juggles.dynasties

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