



Hays House
Herringfleet Road | St. Olaves | Norfolk | NR31 9HJ

WOODLAND WONDER



“Nestled beautifully in the centre of a 1.5-acre plot on the most prestigious road in the village, surrounded by mature trees and woodland, with sunny and shady spots where you can sit and take it all in.

This impressive home has plenty to surprise and delight the most discerning of purchasers.

Updated and improved over the years,
it offers a huge amount of space inside and out and is enormously versatile.”



KEY FEATURES

- A Beautifully Positioned Detached Family Residence in a Sought After Location
- Set in Stunning Gardens & Woodland measuring 1.5 acres (stms)
- Spacious & Flexible Accommodation for Various Family Needs
- Four Bedrooms; One of which is on the Ground Floor
- Large Principal Bedroom Suite with Dressing Room and En Suite
- First Floor Family Bathroom; Ground Floor Shower Room
- Kitchen/Breakfast Room and Separate Utility Room
- Four Reception Rooms including a Wine Room
- Gated Driveway Leading to Double Garage and Ample Parking for Several Vehicles
- A Stunning, Private and Mature Wrap Around Garden Offering Multiple Areas to Enjoy
- The Accommodation extends to 3,142sq.ft
- Energy Rating: E

Sitting under the pergola enjoying an al-fresco lunch with friends, relaxing on your balcony looking out over the leafy trees, cosying up in front of the fire on a winter's evening, or whipping up a feast for family and friends in the large and sociable kitchen, this is a home that has it all, and it's a magical place for children or grandchildren to explore.

Perfectly Placed

This attractive home sits on the most desirable road in the village, set well back from the road behind mature trees at the end of a long, sweeping driveway. It was built in the 1950s and subsequent owners have improved and extended it to create a wonderful and welcoming family home today. The current owner came here around twenty years ago, looking for a secluded and spacious property well placed for the coast and the Broads, in a place where it's easy to get out and about across the area. This hit the spot and the glorious gardens and appealing frontage were the icing on the cake!

So Much To See

The property is incredibly versatile, with the potential for bedrooms over both floors. The layout lends itself both to families and to entertaining and can effortlessly rise to every occasion, adapting as needed through every stage of family life. The main sitting room is very spacious, with a lovely bay window, double doors to the south-west and a gorgeous inglenook with inset log burner. There's a large kitchen to the rear of the house, open to a breakfast room on one side, ideal for informal dining, and with folding doors that you can close for a more formal dining experience to the dining room on the other. The dining room also has double doors to the garden and a door to a neighbouring study. You can open these rooms out when entertaining and the owner has had 50 or so here for lunches in the past, very comfortably. The snug would make a great ground floor bedroom and sits next to a shower room.





KEY FEATURES

The study would also be ideal as a bedroom and you could add an en-suite here as it adjoins the shower room, so there's already plumbing in the right place. The owner has extended to create a purpose-built, temperature-controlled wine room off the study. This is perfect for food and drink storage, but again could be a bedroom or further reception room if you added double doors to the garden. You could even use these rooms as a part self-contained suite. The study has a door and window to the front, so it's ideal if you work from home and receive clients here as they won't need to enter the rest of the house. You could also use the wine room as a treatment room. Upstairs, the owner has created a magnificent master suite, with a large dressing room, luxurious bathroom with separate shower, plus double doors to a balcony overlooking the rear garden and woodland. There are two further double bedrooms and another spacious bathroom also on this floor – so you can see you have a lot of options here! The house would work well for a young family as the kitchen is central and has a good line of sight through the rooms on either side, while parents of teens would love having the 'buffer' of a dressing room between their bedroom (a place to enjoy some peace and quiet!) and the teens' bedrooms. Older teens would no doubt enjoy the option of their own suite of rooms on the ground floor.

More To Explore

Outside, a long curving driveway leads you through the trees to a large parking and turning area. There's a garage that at first sight appears like a generous double, but it's actually much larger and can accommodate four or more cars, with room for a workshop at the end too. It's perfect for anyone with a classic car, a small car collection or anyone who enjoys tinkering. The plot in total extends to around 1.5 acres, but it's surprisingly easy to look after as much of it is lawn and woodland. The owner has made it as low maintenance as possible, so he can enjoy it without having to put in lots of work! From the extensive terrace you can make your way to the pergola with its feature fountain – a lovely area in which to relax. The owner likes to head to the bottom of the garden to listen to the birdsong and to watch the deer on the neighbouring Somerleyton Estate. The road here is well known for its spectacular display of rhododendrons in late spring and early summer and there are some stunning specimens, large and small, in the garden here too. Whilst it feels lovely and private, you have a lot going on nearby. You can walk to the pub, village hall and marina, take your dog along the river, or hire a boat and go out on the water. The owner had a sea-going boat berthed at Lowestoft, which takes around 20 minutes from here. The charming seaside town of Gorleston is also within easy reach, as is Winterton, known for its dunes and seal colony. You're also close to the river crossing, so getting around by car is a breeze and you have Haddiscoe station for travel to Norwich and on to London. Pretty Beccles is close by and a delightful place to head for lunch, a potter around the shops or a drink by the water. Beccles also has a train station.

































INFORMATION



On The Doorstep

St Olaves is nestled within the beautiful Norfolk Broads National Park where you can go walking, cycling or take up many river pursuits. St Olaves has a chandlery and boat yard with private moorings & boat hire. There are several restaurants and a garden centre nearby. The village has a popular public house, The Bell, that sits on the edge of the River Waveney. It is also home to an Augustinian Priory dating back to the 1200s. There are schools nearby to cater to all ages and the highly rated Hobart High School is a short drive away.

How Far Is It To?

Somerleyton is 2 miles away with its beautiful hall & gardens & local pub. The charming market town of Beccles is 8 miles away & has a wonderful selection of shops, cafes, restaurants & other facilities. The nearest train station is Haddiscoe (1 mile) & has links to the vibrant city of Norwich, with a range of cultural & leisure amenities, shops, cafes, restaurants & shopping mall. It is only 30 minutes by car. Norwich has an International Airport & direct train links to London Liverpool Street & other destinations.

Directions - Please Scan QR Code Below

From Beccles take the A146 towards Norwich. At the roundabout, take the 3rd exit onto Haddiscoe Rd/A143. Continue along this road, through Haddiscoe and go over the suspension bridge, pass The Bell Public House on the right hand side. Take the second right turn on to Herringfleet Road and the property will be found on the left hand side.

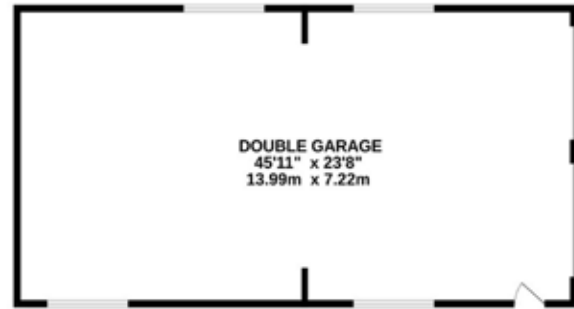
What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... courtyard.trusts.cured

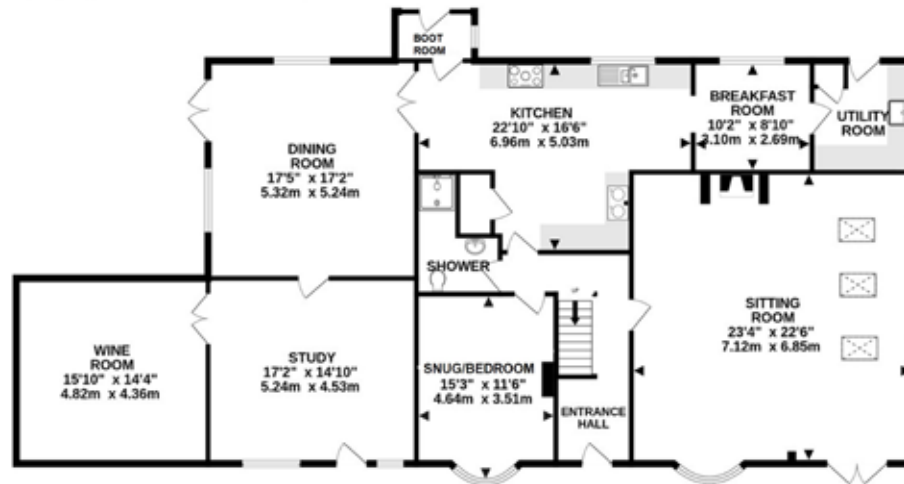
Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via Septic Tank
Ultra Fast Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
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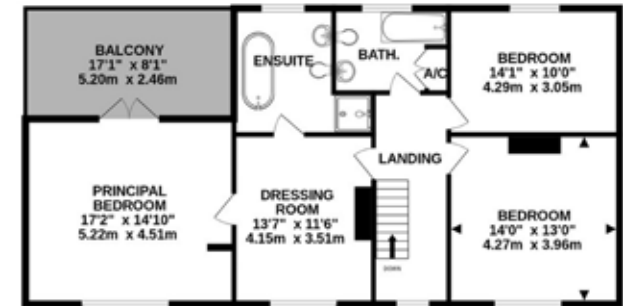




GARAGE
1087 sq.ft. (101.0 sq.m.) approx.



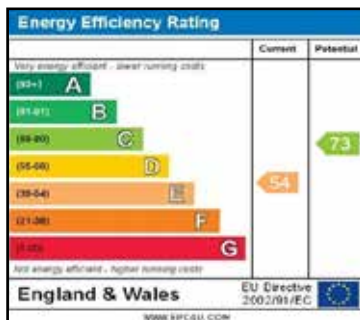
GROUND FLOOR
2144 sq.ft. (199.2 sq.m.) approx.



1ST FLOOR
998 sq.ft. (92.7 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING GARAGE) : 3142 sq.ft. (291.9 sq.m.) approx.
TOTAL FLOOR AREA : 4229 sq.ft. (392.9 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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