



Crosswinds
Priory Road | St. Olaves | Norfolk | NR31 9HQ

A FEAST FOR THE EYES



“This impressive home comes with spectacular far-reaching views across river, marsh and farmland, as well as a big garden stretching down to the water where you have your own private mooring.

If you love the Norfolk Broads, this will be your idea of heaven!

Teeming with wildlife yet surprisingly private, it’s a wonderful place to call home.

Whether sitting on the balcony taking it all in, hosting friends and family in the spacious house and garden or exploring the network of footpaths nearby, there’s a lot to enjoy here.”



KEY FEATURES

- A Spacious Detached Waterside Family Home in St. Olaves
- Four Bedrooms; Two Bath/Shower Rooms
- The Principal Bedroom benefits from a Walk-In Wardrobe, En-Suite & Balcony
- Kitchen/Breakfast Room with Separate Utility and Ground Floor WC
- Three Reception Rooms
- Double Garage with Shower Facilities and First Floor Office/ Games Room
- The Property sits in a Plot of just under 1 acre (stms) with Stunning Far Reaching Views
- Private Mooring for One Boat
- The Accommodation extends to 2,294sq.ft
- Energy Rating: D

What a stunning setting! From the house and garden here you can see for miles, down your long lawn, past your mooring and across the marshes, under the big skies that Norfolk is famous for, with breathtaking sunsets to take in. The property itself is a lovely home on a prestigious road, close to amenities but peaceful and private.

Welcome Home

When the owners first came to view what is now their home, they were after a property with a mooring. Even before seeing the mooring here they knew this was the place for them. It had been well cared for in previous years and had a wonderfully welcoming feel. They in turn have made it their own and it's been a very happy home for both of them, offering space to entertain and more intimate areas in which to enjoy a moment's peace and quiet. They have added the balcony, which is a superb addition and really makes the most of the setting, allowing you to capture the views and watch the wildlife in the surrounding countryside and on the water.

A Relaxing Retreat

The whole house is well proportioned and bright, with generous rooms throughout. The main sitting room is one of the owners' favourite parts of the property, with a large bay window to the east for the morning sun and sliding doors to the west, framing the outlook down the garden to the river. The garage hides the sitting room from passers-by, so you can't be seen in here at all.





KEY FEATURES

Next to this is the formal dining room, with the kitchen breakfast room beyond. Washing up at this house feels like less of a chore, thanks to your view of the water! There's a utility room off the kitchen and a useful study to the front that would also make a great playroom for little ones. Upstairs, the master suite is another highlight, complete with a dressing room, en-suite and the piece de resistance – the balcony. You could while away many an hour sitting out here. The other three bedrooms are also doubles and share the family bathroom, which has both bath and shower.

Quiet Yet Connected

There's plenty of parking to the front of the house and a double garage. This makes a great workshop and has a shower room and a home office or studio above, so it also has annexe potential. One of the owners is a keen gardener so there's lots of colour in summer, and the owner is happiest on the ride on mower, which takes care of the grass in a surprisingly short time. The main part of the rear garden is enclosed, so it's safe for dogs and for children, keeping them well away from the water. Sitting out here you'll see all the usual garden birds (the owners feed them, so there's a steady stream of winged visitors), plus swans, ducks with their ducklings behind them, herons and more. It's incredibly quiet and peaceful, yet when you venture out, you'll find there's plenty going on nearby. You have a popular pub around the corner, a restaurant, the marina, and even a train station within walking distance. You can catch the train to Norwich or Great Yarmouth, or hop on a bus from the end of the road to Beccles, Loddon, Norwich or the coast.

































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 pub, 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 not far 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 and take the next right onto Priory Road. The property will be located on the right hand side.

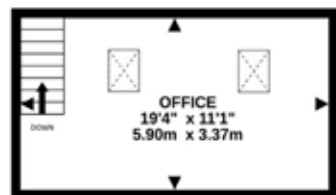
What Three Words Location

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... [grace.shrub.hillsides](#)

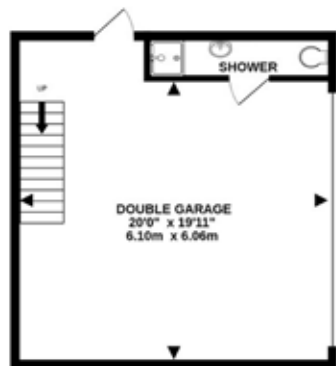
Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage,
FTTC Broadband - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
Great Yarmouth Borough Council - Council Tax Band F
Freehold

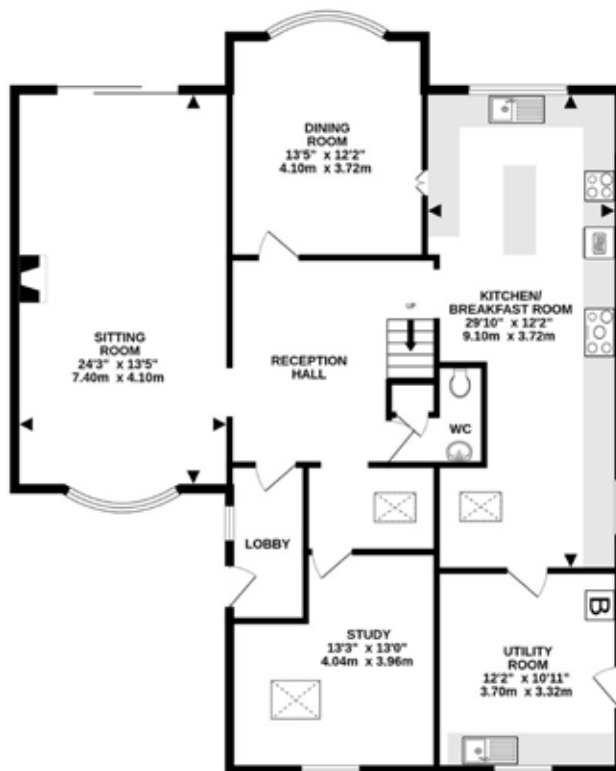




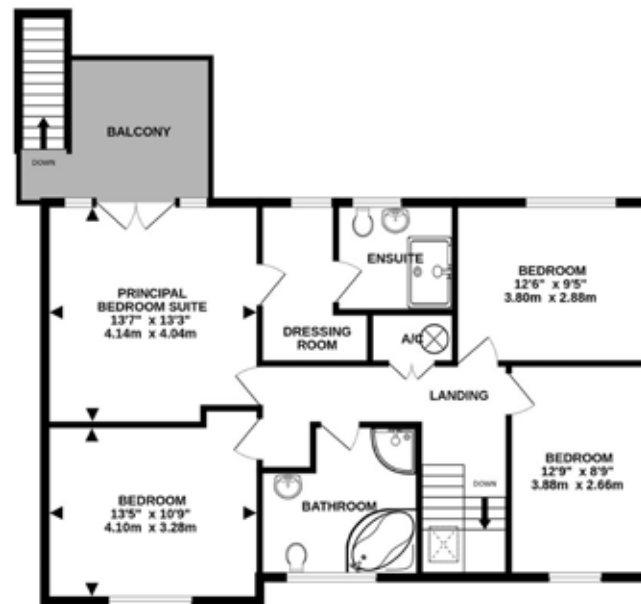
GARAGE FIRST FLOOR
220 sq.ft. (20.4 sq.m.) approx.



GARAGE GROUND FLOOR
398 sq.ft. (37.0 sq.m.) approx.



GROUND FLOOR
1385 sq.ft. (128.7 sq.m.) approx.



1ST FLOOR
909 sq.ft. (84.4 sq.m.) approx.



FLOOR AREA - HOUSE (EXCLUDING GARAGE) : 2294 sq.ft. (213.1 sq.m.) approx.
TOTAL FLOOR AREA : 2912 sq.ft. (270.5 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
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
www.epc.co.uk			

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.





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