

SALES & LETTINGS

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Wherry Cottage, Hall Road, Irstead, Norfolk, NR12 8XP

Wherry Cottage is an idyllic period country cottage that enjoys a tranquil and private setting in the discrete riverside village of Irstead, located in the heart of the Norfolk Broads within a secluded stretch of natural beauty, rurally set amongst the wildlife and waterways of the renowned Norfolk Broads. Surrounded by the peaceful waters of the Barton Broad, managed by the National Wildlife Trust and the second largest in the Broads National Park.

Currently utilised as a popular holiday let, Wherry Cottage affords the perfect location from which to explore the North Norfolk countryside as well as enjoying the local amenities including the welcoming White Horse Inn where fine food is complemented by locally brewed refreshment.

Wherry Cottage benefits from direct access, via its own private slip way and quay headed mooring, to the Gay's Staithe, named after John Gay, the famous Wherry sailor and a previous resident (1843 to 1907), of Wherry Cottage. Once launched a leisurely paddle along the river provides direct access to the expanse of the Barton Broad with its clear waters, diverse plant and wildlife and surrounding picturesque villages.





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- ORIGINAL PERIOD FEATURES
- OFF-ROAD PARKING & GARAGE

- FOUR BEDROOM DETACHED COTTAGE
- CHAIN FREE, SUCCESSFUL HOLIDAY LET

- PRIVATE SLIPWAY & QUAY HEADED MOORING
- DIRECT RIVER ACCESS TO THE BARTON BROAD

Located along a private road, the property is approached from the front onto a shingle driveway providing ample off-road parking and access to a garage, a timber summer house, the slipway and quay headed mooring. To the side and rear of the cottage, south facing lawn gardens with distant field views are bordered by a paved terrace, ideal for alfresco dining and mature shrubs.

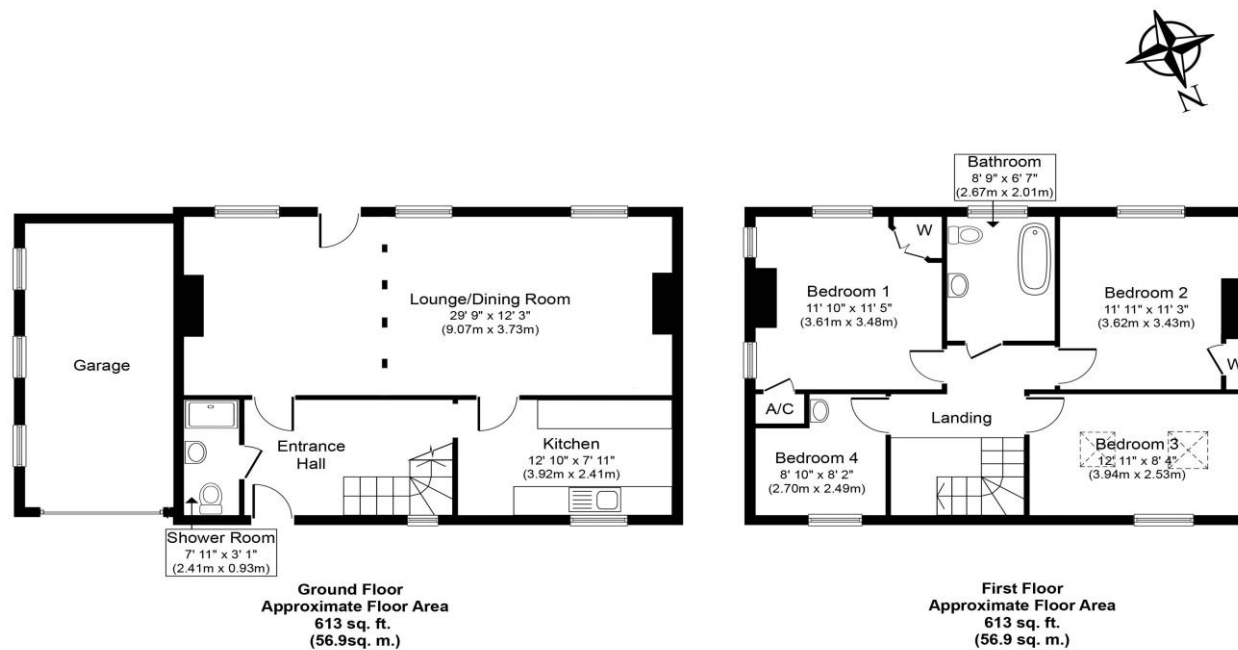
Well-presented throughout, the property has retained many of its original features including flooring and exposed beams. It enters into a welcoming hallway where separate internal doors lead into a shower room, a galley style kitchen and a lounge dining room with decorative timber arches and a feature wood burning fireplace. To the first floor, a landing provides access to a family bathroom and four bedrooms two with built in storage.

The property further benefits from its proximity to the popular dog friendly circular walk around Alderfen Broad – a lovely and little-known nature reserve that is cut off from the river. Wroxham the capital of the Norfolk Broads and home to the Norfolk Broad's Yacht Club is around four miles to the south west and it is less than ten miles to the beautiful sandy coastline or approximately twelve miles to the county's capital city of Norwich.





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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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		





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