

# SALES & LETTINGS

## STOBART & HURRELL



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# River Holme, The Street, Belaugh, Norfolk, NR12 8XA

A rare opportunity to acquire a beautifully presented detached bungalow, perfect as a family residence or idyllic second home, nestled in the unspoilt riverside village of Belaugh—an area of conservation rich in natural beauty and outdoor leisure.

Surrounded by peaceful countryside and perched on the banks of the River Bure, Belaugh offers a timeless sense of rural charm. The village is ideal for those who enjoy walking, cycling (including the scenic Weaver's Way), birdwatching, and relaxed outdoor pursuits. Despite its tranquil setting, the property lies just under ten miles northeast of Norwich, and is conveniently located between the popular yachting centre of Wroxham and the well-served village of Coltishall.

Local amenities, including supermarkets, cafés, restaurants, a post office, and schooling for all ages, are within easy reach. The village also benefits from river access via a public slipway (staithe) and an extensive network of footpaths.









- DETACHED
- THREE RECEPTIONS
- OFF-ROAD PARKING

- THIRTY MINUTES TO THE COAST
- LESS THAN TEN MILES TO NORWICH
- THREE BEDROOMS, ONE WITH EN-SUITE

- BEAUTIFULLY PRESENTED THROUGHOUT
- UNSPOILT PICTURESQUE RIVERSIDE VILLAGE
- LOCATED BETWEEN HOVETON & COLTISHALL

Set well back from the road and enjoying an elevated position, the property boasts stunning views over the River Bure and surrounding countryside. A gently sloped approach leads to beautifully maintained gardens with mature shrubs and a generous timber terrace—perfect for alfresco dining or enjoying the peaceful surroundings. To the side and rear, additional pathways lead to a private courtyard garden and a timber storage shed.

Internally, the home opens into a bright garden/dining room overlooking the terrace, flowing into a spacious lounge with a feature fireplace. The principal bedroom benefits from an en-suite shower room, while a second dining area leads to two further bedrooms, a stylish family bathroom, and a well-equipped kitchen that opens onto the rear courtyard.

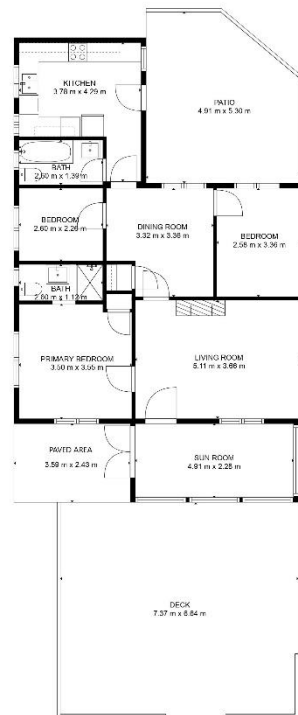
River Holme is further enhanced by its excellent transport links to Norwich city centre and its range of retail, dining, cultural, and travel amenities. Meanwhile, the golden sands of the Norfolk coast, including Sea Palling, are less than a thirty-minute drive away, offering the best of both countryside and coastal living.







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**TOTAL: 90 m2**  
FLOOR 1: 90 m2  
EXCLUDED AREAS: PATIO: 23 m2, DECK: 48 m2, PORCH: 9 m2  
MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		







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