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Eagle House, Irstead Road, Neatishead, Norfolk, NR12 8BJ

Eagle House is a tranquil countryside retreat in the heart of the Norfolk Broads. Tucked away in the picturesque riverside village of Neatishead, the property offers a rare opportunity to embrace peaceful country living amidst the stunning natural beauty of the Norfolk Broads. Surrounded by wildlife, water-ways, and rural charm, this beautifully situated home is the perfect escape from the everyday.

Set back from the road on a plot approaching a quarter of an acre, the property is accessed via a hardstanding driveway providing ample off-road parking and access to a converted garage—now a versatile annexe complete with a bedroom, living area, and en-suite shower room, ideal for guests, extended family, or a home office. To the rear, the landscaped garden is a true highlight—designed for tranquillity and enjoyment. Mature planting, a serene wildlife pond, and a productive vegetable plot are framed by a wooded back-drop, creating a private sanctuary that blends seamlessly with the surrounding natural landscape.





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- OFF-ROAD PARKING
- NORFOLK BROADS LOCATION
- WELL-PRESENTED THROUGHOUT
- FOUR BEDROOMS, PLUS ANNEXE
- TOWARD THE HEART OF A RIVERSIDE VILLAGE
- PLOT EXTENDING TO AROUND A QUARTER OF AN ACRE
- GARDENS & WOODED BACKDROP OF ASTOUNDING BEAUTY
- AROUND TEN MILES TO THE COAST & ELEVEN TO NORWICH
- AROUND FOUR MILES TO WROXHAM; THE NORFOLK BROADS CAPITAL

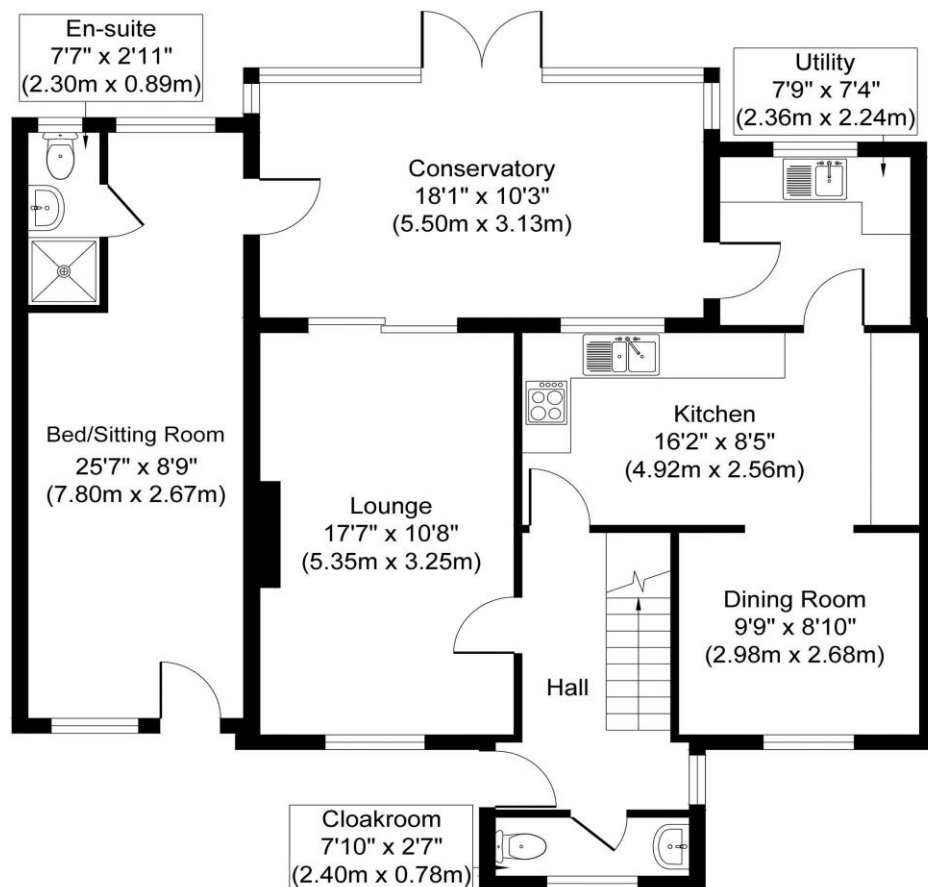
Inside, the welcoming hallway leads to a cloakroom, a comfortable lounge, and a bright conservatory that opens onto the garden, perfect for enjoying the outdoor views year-round. A separate dining room flows into the kitchen and an adjoining utility room, offering a practical and sociable layout ideal for family life. Upstairs, the home offers four bedrooms and a family bathroom. The principal bedroom benefits from its own en-suite, completing this flexible and generously sized accommodation.

Located just a short stroll from the White Horse Inn, a popular village pub serving fine food and locally brewed ales, Eagle House is ideally placed for those seeking a balance of peace and community. The vibrant village of Wroxham—known as the Capital of the Broads and home to the Norfolk Broads Yacht Club—is only four miles away. The North Norfolk coast lies under ten miles to the east, while Norwich, with its rich history, shopping, and cultural attractions, is within a thirty-minute drive. Whether you're drawn by riverside recreation, coastal adventure, or the timeless beauty of the countryside, Eagle House offers it all—wrapped in character, space, and serenity.

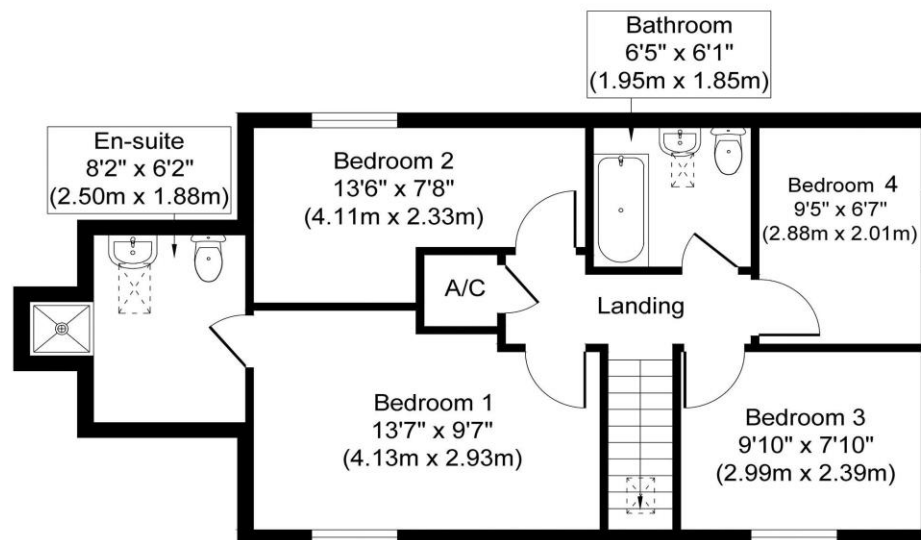




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Ground Floor
Approximate Floor Area
1016 sq. ft
(94.35 sq. m)



First Floor
Approximate Floor Area
536 sq. ft
(49.76 sq. m)

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.

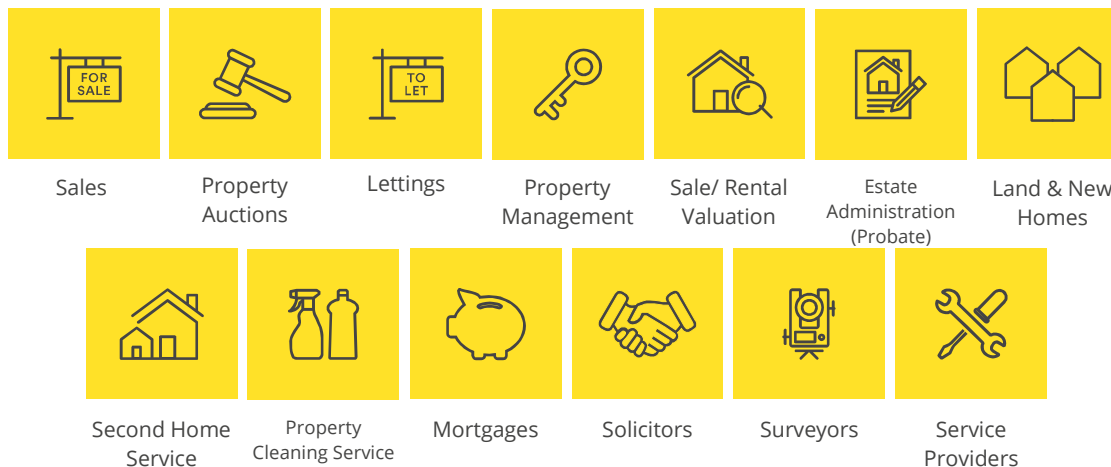


Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		





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Stobart & Hurrell

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