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Holland Cottage, Horsefen Road, Ludham, Norfolk, NR29 5QG

Positioned just a short distance from Womack Water, within a conservation area in the heart of the Broads National Park, Holland Cottage is a charming and substantial waterside home set within a plot approaching two acres of established picturesque grounds.

This unique property enjoys extensive moorings and spectacular views stretching down its private dyke, which connects Womack Water to the River Thurne and in turn links to the rivers Ant and Bure. A haven for birdwatchers, sailors, and fishing enthusiasts alike, the setting combines natural beauty with unrivalled access to the waterways.

Nestled along a peaceful lane, Holland Cottage is just a short stroll from both Womack Water and the centre of Ludham, where local amenities include a primary school, village store, The King's Arms pub/restaurant, garage, church, and doctor's surgery.





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- FIVE TO SIX BEDROOMS
- CLOSE TO LOCAL AMENITIES
- PLOT APPROCHING TWO ACRES

- EXTENSIVE DYKE WITH MOORING
- DIRECT ACCESS TO THE RIVER THURNE
- SPACIOUS & VERSATILE ACCOMMODATION

- OVER THREE THOUSAND SQUARE FEET OF LIVING SPACE
- PRIVATE MOORING WITH DIRECT ACCESS TO WOMACK WATER
- DOUBLE GARAGE, WORKSHOP AND AMPLE OFF-ROAD PARKING

The property is approached via a gated entrance to a low-maintenance frontage. To the side lies a spacious brick-and-timber orangery/conservatory, a utility room with WC, an attached double garage, and a further timber garage/workshop. To the rear, a paved terrace overlooks neatly kept lawns and established shrub borders, extending across a bridge to the dyke and a wooded backdrop of outstanding natural beauty.

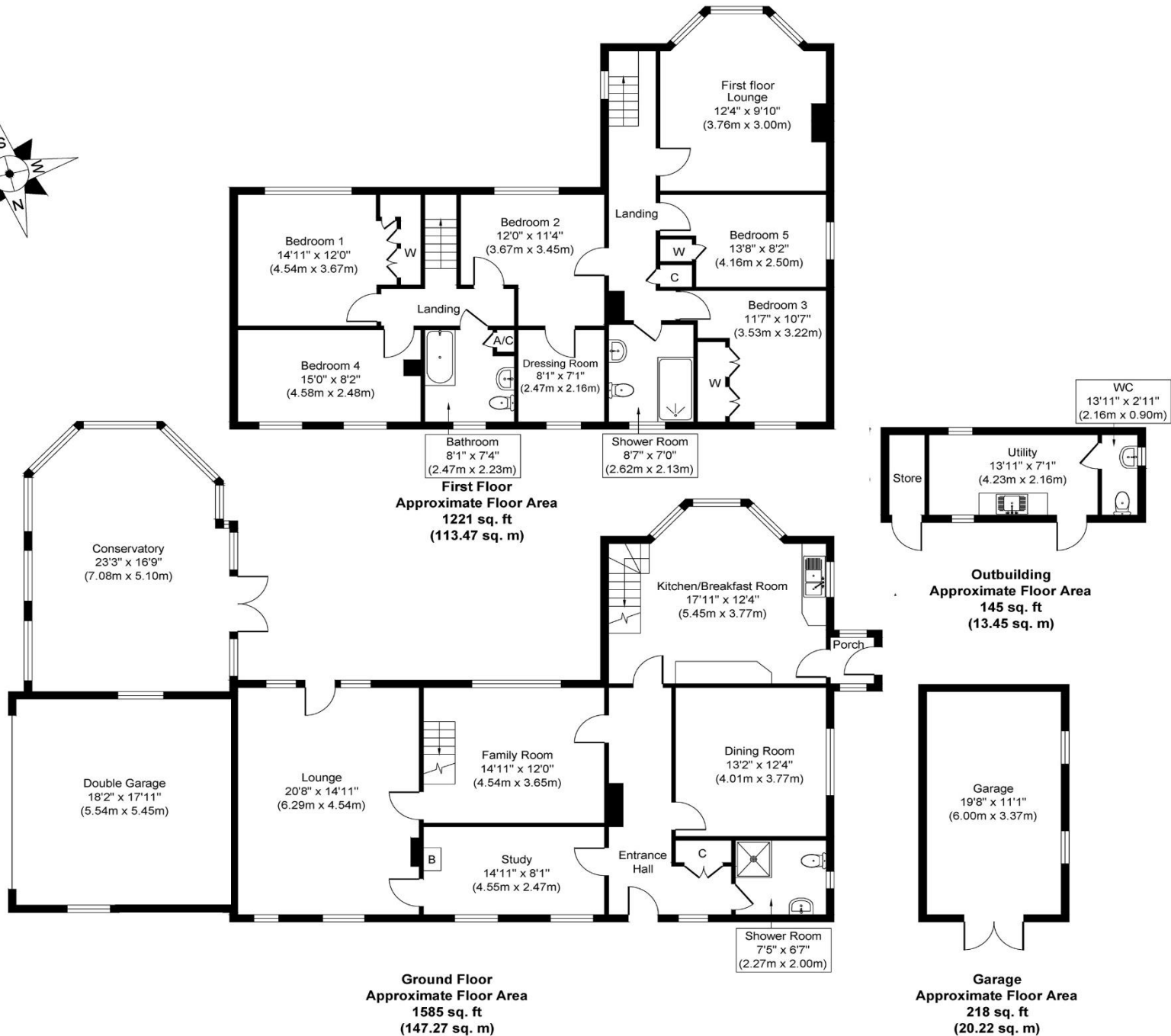
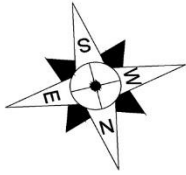
Originally two marshman's cottages, Holland Cottage has been thoughtfully extended to provide generous and versatile accommodation, well-suited to full-time family living, multi-generational households, or a wonderful riverside retreat. On the ground floor, a welcoming entrance hall gives access to a shower room, study, cosy lounge, family room, dining area, and a generous kitchen/breakfast room. Two staircases rise to the first floor, where a flexible layout provides a sitting room/optional bedroom, five to six further bedrooms, and two-family bathrooms.

The appeal of this riverside home is further enhanced by its excellent location: the unspoiled North Norfolk coastline lies less than ten miles away, while the historic cathedral city of Norwich, renowned for its shopping, restaurants, cultural attractions, the University of East Anglia, and the Norfolk & Norwich University Hospital, is just fourteen miles to the south.





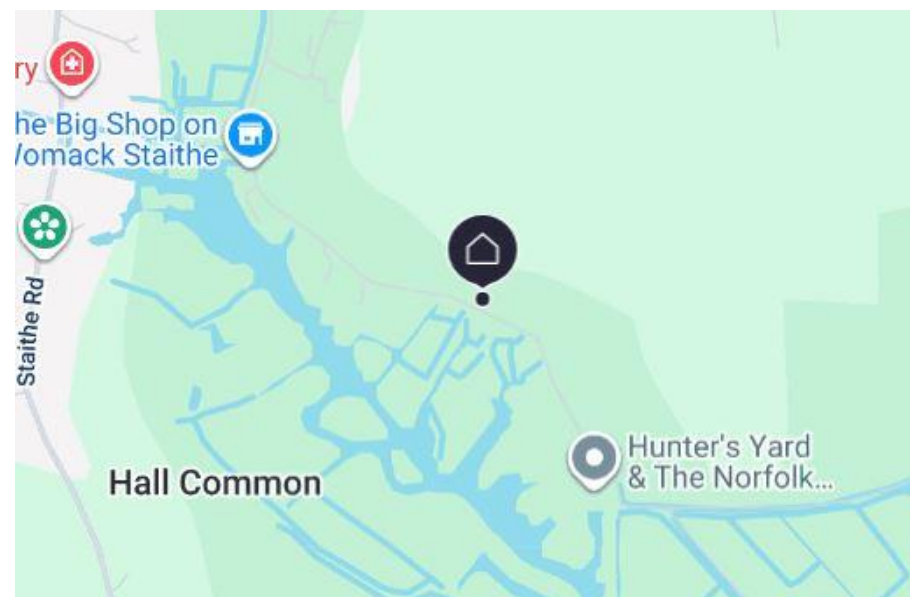
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements 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		79 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		





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