



Candle Dyke Cottage Marsh Road, Potter Heigham

£450,000 Freehold

GUIDE PRICE £450,000 - £475,000. Positioned in the highly desirable village of Potter Heigham, this beautifully appointed home offers an exceptional mix of countryside living and refined modern living in the heart of the Norfolk Broads. Designed with versatility in mind, the property features three generous double bedrooms, including a luxurious primary suite with ensuite, yet can effortlessly be reconfigured back to its original four-bedroom layout. The interiors flow with elegance, from the shaker-style kitchen and utility room to the dedicated home office, catering perfectly to both family life and remote working. A sitting room, centred around a log burner with rustic brick accents, provides a warm setting. Beyond the walls, the south-facing garden unfolds onto uninterrupted field views, creating a truly idyllic setting for dining and relaxed afternoons in the sun. With ample private parking and easy access to the Broads' waterways, unspoiled beaches, and nearby Norwich, this home captures the essence of elevated rural living.

Council Tax band: E

Tenure: Freehold

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The Location

Located in the sought-after village of Potter Heigham, this property enjoys a prime position in the heart of Norfolk's renowned Broads region. Set amidst open countryside and just minutes from Hickling Broad, it provides direct access to some of the UK's most celebrated waterways, ideal for boating, kayaking, and fishing.

The surrounding landscape is rich in wildlife, offering excellent opportunities for birdwatching and nature walks throughout the Norfolk Broads National Park. Footpaths and cycle routes connect to nearby reserves, including Hickling Broad Nature Reserve and How Hill, known for their diverse habitats and stunning views.

Potter Heigham itself is a well-known boating hub, home to a historic medieval bridge, riverside moorings, and a popular marina. The village also offers local amenities including shops, a traditional pub, a fish and chip restaurant, and boat hire services. A short drive leads to the sandy beaches of Horsey and Winterton-on-Sea, where seals can often be spotted during pupping season.

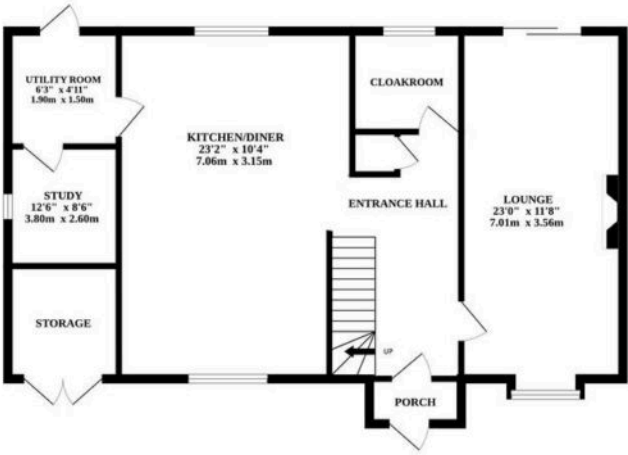
With Norwich just 17 miles away, residents benefit from easy access to city facilities while enjoying a peaceful rural setting surrounded by waterways, wildlife, and historic Norfolk charm.

Marsh Road, Potter Heigham

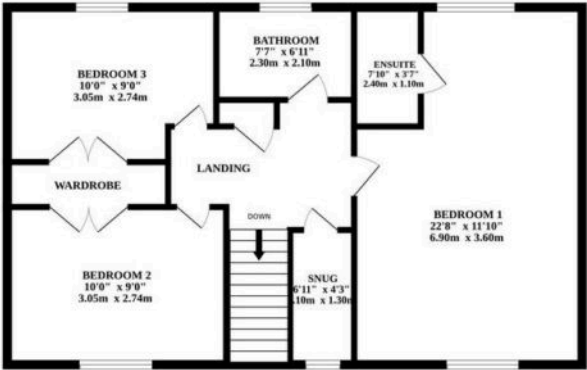
Upon stepping into the property, you're instantly welcomed by the effortless flow of its beautifully connected interior spaces. The heart of the home begins with a charming shaker-style kitchen, elevated by opulent gold fixtures and quality built-in appliances. A dining area adjoins this space leads to a practical utility room with matching fitted storage, the perfect blend of style and function.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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