



Fleet Lane, South Walsham - NR13 6ED



Fleet Lane

South Walsham, Norwich

NO CHAIN. This 1930's DETACHED HOME including RIVER FRONTAGE, annexe and HOLIDAY LET accommodation, enjoys an ELEVATED SETTING, with a 0.66 ACRE PLOT (stms). Enjoying a RARELY AVAILABLE location and boasting a TRANQUIL RIVERSIDE SETTING with an impressive 55' QUAY HEADING and MOORING, providing direct river access - a dream for any boating enthusiast. The residence offers a sense of PRIVACY and SECLUSION as it backs onto picturesque FIELDS. Spanning over 3160 square feet (stms), the accommodation includes panoramic river views from various vantage points, complemented by a large terrace area ideal for alfresco dining or relaxation. The main house features OPEN PLAN LIVING including a kitchen/dining space and SITTING ROOM with a ground floor entrance and SHOWER ROOM. The first floor includes THREE BEDROOMS and a LUXURY FAMILY BATHROOM including a central ROLLED TOP BATH. The annexe accommodation offers potential to open up to the main house, including a FAMILY ROOM, secondary KITCHEN, conservatory, TWO BEDROOMS and SHOWER ROOM. A UTILITY ROOM and INTEGRAL GARAGE are also included. The RIVERSIDE PLOT is separated by the road, providing HOLIDAY LET accommodation in a GLAMPING STYLE - generating a substantial turnover, with further POTENTIAL to grow this.



A gated driveway sets an elegant entrance, leading to ample parking space and the convenient double garage, ensuring both security and convenience for residents and guests alike. The property's outdoor space is a HAVEN for NATURE ENTHUSIASTS and those seeking an active lifestyle alike. Boasting an extensive area embracing the essence of the great outdoors, residents can relish in the vast expanse of the surrounding grounds while enjoying the serene ambience.

- No Chain - Rarely Available Detached Home, Self Contained Annexe & Holiday Let
- Approx. 55' Quay Heading & Mooring with Direct River Access
- Approx. 0.66 Acre Plot (stms) offering Privacy & Seclusion backing onto Fields
- Over 3160 Sq. ft (stms) of Accommodation
- Panoramic River Views with a Large Terrace Area
- Five Bedrooms in the Main House
- Holiday Let Accommodation with Huge Potential
- Gated Driveway with Ample Parking & Double Garage

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating:TBC

South Walsham is situated partly in the Broads national park and is some eight miles from the city of Norwich and two miles from the market town of Acle. The village covers 3,000 acres, has some 350 dwellings, restaurants, a post office/stores, a church, a nationally renowned water garden attraction, village hall, recreation ground, and an award winning primary school.

SETTING THE SCENE

The main property enjoys an elevated setting with the overall plot separated by the lane into two sections. The



THE GRAND TOUR

The Main Property - the rear access is via a boot room space including a stable door and access to the ground floor shower room. Ideal for a busy household, the shower includes a thermostatically controlled shower with tiled splash backs and a heated towel rail. The kitchen and dining room are open plan, with a central fireplace creating separation. With ample space for a dining table, bi-folding doors open to the terraced area. The kitchen is formed with freestanding units, including space for a Range style cooker, and general white goods, whilst stairs rise to the first floor. The formal sitting room completes the ground floor, with potential to re-establish an access to the annexe section of the property, with a feature fireplace and views over the gardens. Upstairs, three bedrooms lead off the landing, two finished with fitted carpet and one with stripped wood flooring - whilst they all enjoy stunning river views. The luxurious family bathroom includes a central rolled top bath, with useful storage and a heated towel rail.

The Annexe - forming part of the main house on the ground floor, a welcoming private hall entrance with tiled flooring greets you, with doors leading to the reception and bedroom accommodation. The main bedroom sits to the end, with dual aspect windows, wood flooring and French doors leading to the rear garden. A modern shower room includes a double shower cubicle, complete with a thermostatically controlled shower, tiled splash backs and flooring. The second bedroom offers a holiday like feel and decor, with a built-in wardrobe. The living space is open plan, with the kitchen, where an L-shaped range of fitted units can be found, with space for an electric cooker and general white goods. Tiled flooring flows into the family room, with a front facing window, and open plan conservatory - with French doors leading out. An inner hall, leads to the double garage and a further access door for the main property to utilise. A utility room leads off the double garage, with electric roller doors installed, along with internal windows creating a studio space, but with security in mind.

The Holiday Let - created for glamping, a building has been on this site for many years. Originally a house boat, with water supplied direct from the house, independent electric supply, an open kitchen with a canvas frontage sits on top of decking, with a free standing kitchen including a sink unit and cooking appliances. A shower room and W.C including a compost WC sits to one side, with French doors to the open plan living and bedroom space, with a range of windows enjoying the river views.

FIND US

Postcode : NR13 6ED

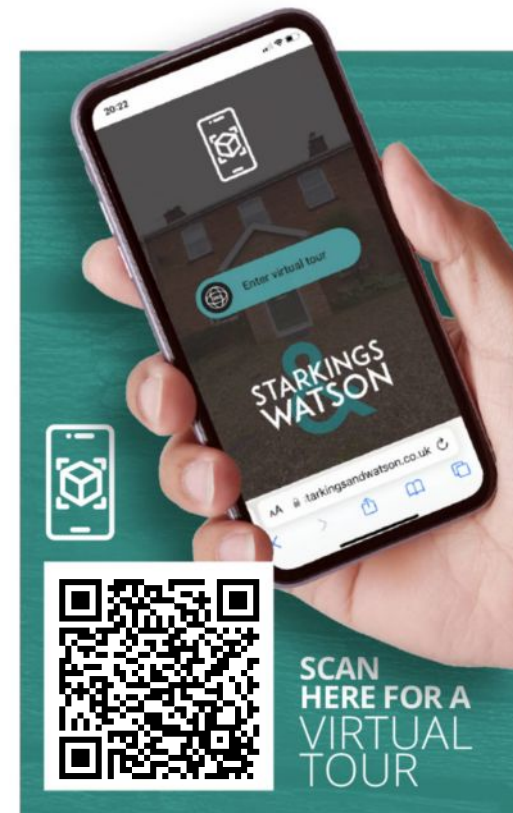
What3Words : ///matchbox.escapades.card

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

The main house and annexe operate oil fired central heating, with separate boilers and a shared oil tank. The holiday let accommodation and mooring include an electric supply, but no drainage.







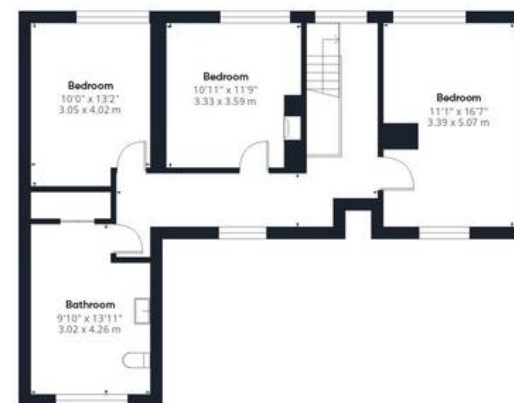
THE GREAT OUTDOORS

The main property enjoys wrap around gardens, including large sections of lawned gardens. With open borders to enjoy the field views, a variety of mature trees can be found on the plot, with a number of sheds and outbuildings. To the front, a raised timber decked seating area leads from the dining room, sitting adjacent to the annexe garden where further decking can be found - all enjoying panoramic views. A double pedestrian gate leads to the mooring plot- sensitively landscaped with areas of re-wilding to attract wildlife and seamlessly connect to The Broads environment. With areas of grass a pathway leads to a summer house and holiday let accommodation. The quay heading sits at the far end of the plot.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

3168 ft²

294.5 m²

Balconies and terraces

445 ft²

41.3 m²

Reduced headroom

10 ft²

0.9 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

2 Cucumber Lane, Brundall - NR13 5QY

01603 336556 • brundall@starkingsandwatson.co.uk • <http://starkingsandwatson.co.uk>

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.