

The Old
Eagle Irstead Road
Neatishead
Norwich



ATTIK
CITY | COUNTRY | COAST

The Old Eagle Irstead Road

Guide Price £625,000

The gorgeous home with an annexe...

We are delighted to present The Old Eagle, a truly unique former public house, now an enchanting family home with a self-contained annexe, nestled in the peaceful and private village of Neatishead, in the heart of the Norfolk Broads.

Approached via generous off-road parking, the property exudes character from the outset. Internally, the accommodation is spacious and versatile, featuring a charming sitting room complete with a wood-burning stove and beautiful original features, including exposed brickwork and timber beams. Adjoining is a separate dining room, also benefitting from a bay window and an additional, non-functional, wood burner, creating the perfect setting for cosy family gatherings.

The ground floor continues with a well-appointed kitchen boasting electric ovens, an induction hob, and an American-style fridge-freezer, alongside a utility room providing extra space for laundry facilities. There is also a ground-floor bedroom with ample built-in storage and a Velux window, as well as a modern shower room.

Upstairs, the impressively spacious landing offers potential for a study area. The first floor hosts three further bedrooms, two of which are generously sized doubles featuring delightful original fireplaces and exposed brickwork. The family bathroom is thoughtfully designed, offering a bath and a separate shower, storage cupboards, and a heated towel rail.

Externally, the garden offers a wonderful private retreat, with a paved terrace perfect for outdoor dining, a barbecue area, and a large lawn backing directly onto private woodland — perfect for nature lovers and those seeking a tranquil lifestyle.

A real asset to the property is the self-contained annexe, complete with its own kitchen, shower room, and a substantial living/bedroom area, making it ideal for multi-generational living, or guest accommodation.

The village of Neatishead is a hidden gem, offering a welcoming community, a local pub, and convenient access to the surrounding waterways and countryside. The renowned Broads National Park and nearby market town of Wroxham are within easy reach.

Properties of this character and versatility in such a sought-after setting are rare to market.

Agents notes...

A pre-recorded walkaround tour is available for this property

Local Authority
North Norfolk

Council Tax Band D

EPC Rating E



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GROUND FLOOR
1195 sq.ft. (111.0 sq.m.) approx.



TOTAL FLOOR AREA: 1838 sq.ft. (170.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 appropriateness or efficiency can be given.
Made with floorplan 12/2019