



Bywater

16 Holt Road, Felthorpe, Norfolk, NR10 4DB





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An outstanding detached six-bedroom chalet bungalow occupying a wonderful plot of over three acres with separate detached one bedroom bungalow and a range of outbuildings. Stunning lawned gardens with mature specimen trees and a lake on the eastern boundary.

£995,000



DESCRIPTION

Bywater comes to the open market for the first time in almost 17 years and is an increasingly rare offering having been thoughtfully adapted creating a functional home with the ability to derive an income, in a very special setting.

The whole enjoys an incredible outlook across its three acres of beautifully tended gardens and grounds which flow away to the east and comprise the main five-bedroom chalet bungalow enjoying spacious and versatile accommodation, a one-bedroom detached bungalow currently let on an assured shorthold tenancy, a super range of outbuildings and the idyllic gardens with a particular feature being the lake which peacefully rests on the Easterly boundary.

The main residence is approached at the front into a porch entrance which flows into the main hall. The principal rooms are located on the ground floor and comprise the main sitting room which links in beautifully with the dining room, accessed via double doors and the garden which provides access into the grounds. The principal rooms occupy the southern wing of the property. The kitchen breakfast room is accessed just across from the sitting room and enjoys a range of integrated appliances.

The bedroom accommodation is mainly laid out across the ground floor with four double bedrooms, a family bathroom and utility room. The main guest bedroom benefits from an en-suite shower

room and enjoys fine views over the gardens. There is versatility here and any buyer may decide to occupy one of these rooms as a study/studio.

On the first floor the landing provides access to the principal bedroom suite and bedroom three. The principal bedroom is an incredible space amounting to almost 33ft in width and enjoys a dressing room and four-piece en-suite. The views over the gardens from the first floor are a special feature of Bywater.

The Bungalow – The bungalow was converted around 2008 and has been rented ever since on an assured shorthold tenancy arrangement. The accommodation is spacious and well-arranged, comprising an entrance hall, cloakroom, kitchen, dining room, sitting room, and one double bedroom with en-suite shower. The bungalow benefits from underfloor heating throughout the accommodation. The planning permission was granted in conjunction with the main residence.

Bywater is approached at the front, accessed between a large walled entrance into the shingled driveway which continues past the main house and up to the bungalow. The front gardens are fully enclosed by panel fencing and mature hedging being mainly lawned with a range of flower beds and borders which continue around to the south and into the rear gardens.

The rear gardens at Bywater have been wonderfully tended over the years and offer a great deal of privacy, being mainly lawned

and provide wonderful views down to the water. A large terrace wraps around the garden room providing a super space to entertain with a small pond sat centrally between the property and a summer house. A lovely feature of the gardens is a woven path which leads down to the lake where you can sit and take in the views across the water. Across the three acres there are a plethora of specimen trees which include an established Oak tree, a number of silver birches and a monkey puzzle tree beautifully bordered by box hedging and flower beds together with many others. The focal point to the gardens is the lake which occupies a substantial area at the rear and includes a water feature.

This is a wonderful opportunity for any buyer keen to establish themselves in a popular Broadland village, within striking distance of Norwich and Holt.

Services – Bywater - Mains water, mains electricity, private drainage system (septic tank), Calor gas central heating, (Calor gas hob for cooker).

Bungalow – Mains water, mains electricity, Calor gas central heating (underfloor heating), Septic tank (separate from the main house).

Acreage – 3.016 acres (stms).

Local authority – Broadland District Council.



LOCATION

The nearest amenities to the village of Felthorpe will be found in nearby Drayton, Taverham and Horsford village where there are shops, takeaway food outlets, schools, Taverham Garden centre and Wensum Valley Golf & Country Club. Felthorpe Lakes are a popular location for local anglers. There are some lovely countryside walks in the area including those around Horsford woods.

DIRECTIONS

Leave Norwich via Aylsham Road and at the traffic lights at the junction with the outer ring road continue straight over, following the road round to the right and into the A140 Cromer Road. Continue past Norwich Airport on the right and at the next roundabout, take the first exit onto the B1149 Holt Road. Follow this road through Horsford village and Horsford Woods, the property will be seen on the right-hand side clearly marked 'Bywater'.

AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871



Annexe



Holt Road, Felthorpe, Norwich, NR10

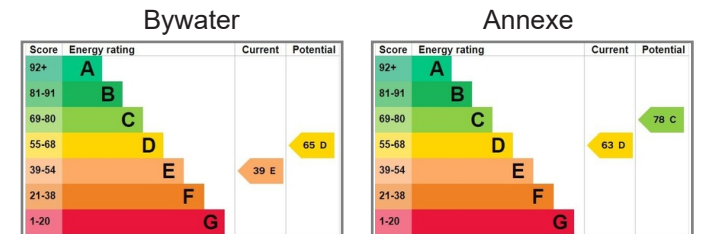
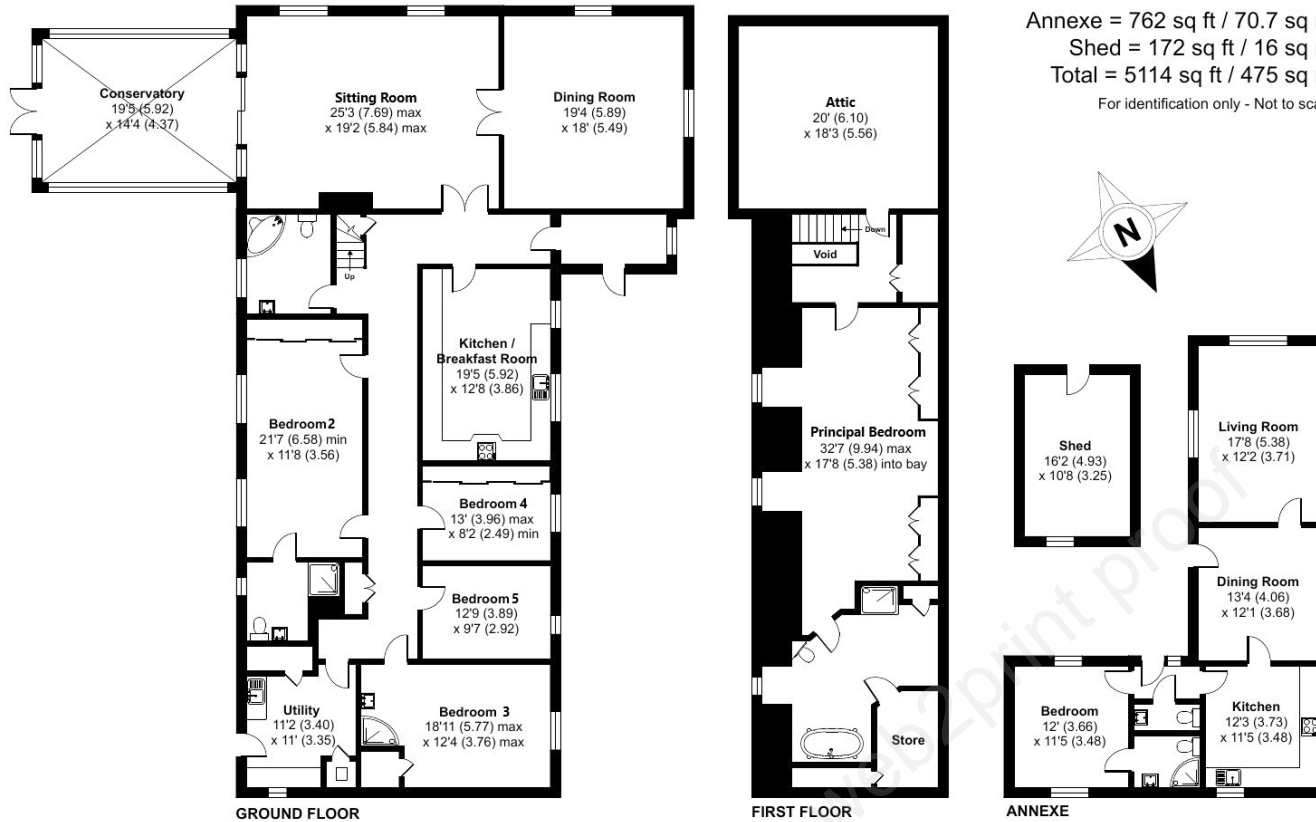
Approximate Area = 4180 sq ft / 388.3 sq m (excludes void)

Annexe = 762 sq ft / 70.7 sq m

Shed = 172 sq ft / 16 sq m

Total = 5114 sq ft / 475 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Brown & Co. REF: 1100792

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