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# Cangates, Cangate Road, Neatishead, Norfolk, NR12 8YH

Cangates is a substantial detached family home occupying a peaceful rural position in the hamlet of Cangate, nestled between the sought-after Norfolk Broads villages of Neatishead and Horning. Surrounded by beautiful countryside and woodland, the property enjoys a wonderfully secluded setting while remaining within easy reach, of approximately two miles, of a range of local amenities, including schooling, village halls, independent shops, riverside pubs, cafés, and restaurants.

Set along a quiet country lane and occupying a generous plot of more than half an acre, Cangates offers an exceptional opportunity for those seeking space, privacy, and a connection to nature. Approached via a spacious driveway to the front, the property provides extensive parking for multiple vehicles together with access to a carport and workshop. Timber gates lead through to the front gardens, where a substantial lawn is framed by mature shrubs and established planting. A large open-fronted outbuilding fitted with solar panels further enhances the property's versatility, while the beautifully landscaped rear garden enjoys a high degree of privacy, bordered by mature trees and complemented by attractive field views. The property also benefits from an environmentally friendly air source heating system.





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- DETACHED
- ANNEXE POTENTIAL
- NUMEROUS OUTBUILDINGS

- POTENTIAL FOR IMPROVEMENT
- PLOT EXCEEDING HALF OF AN ACRE
- NEARLY 2,500 SQ FT OF LIVING SPACE

- FOUR BEDROOMS, MAIN WITH EN-SUITE
- AMPLE OFF-ROAD PARKING & CARTLODGE
- SOLAR PANELS & AIR SOURCE HEATING SYSTEM

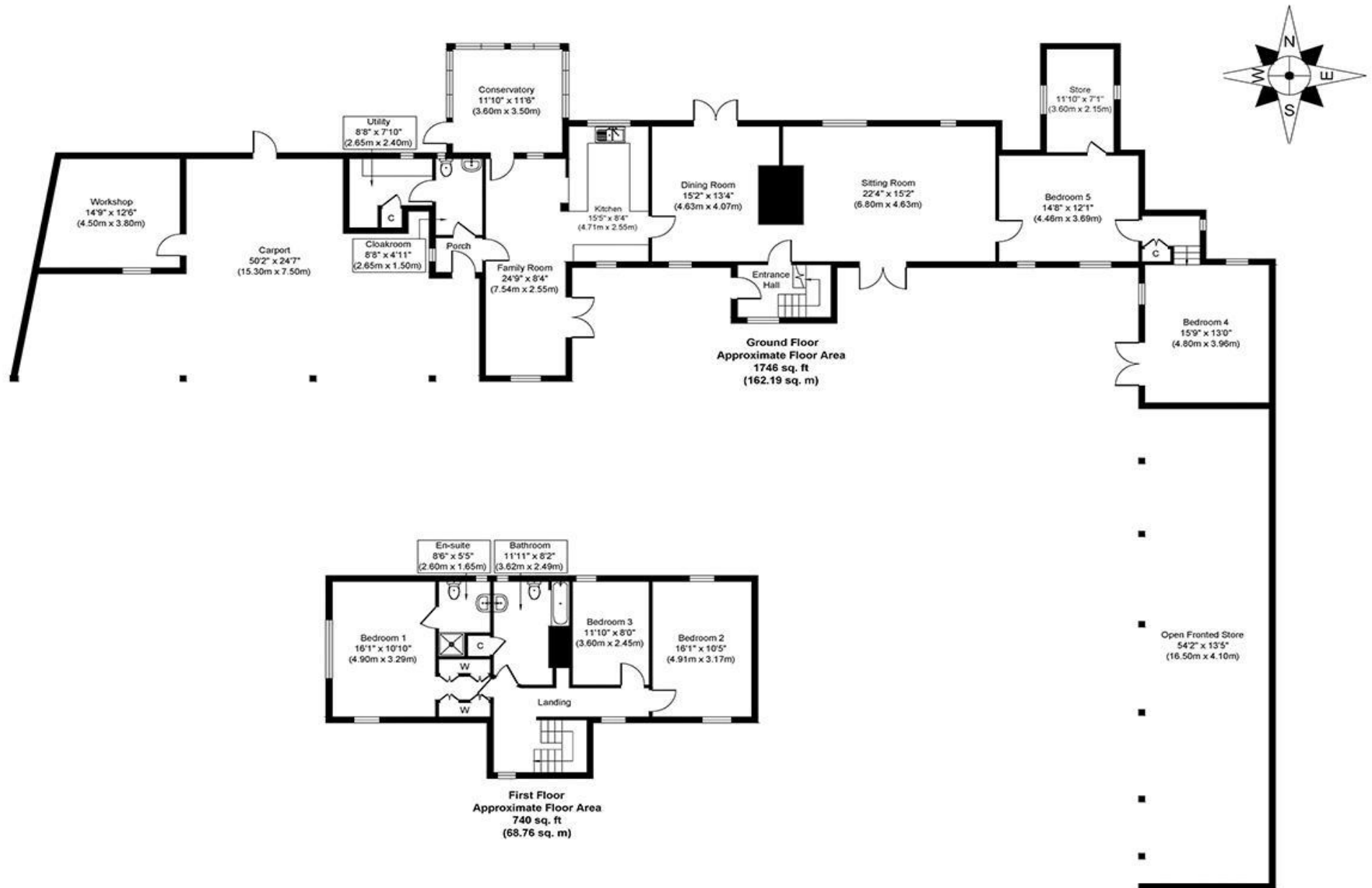
Internally, the accommodation offers generous and versatile living space, presenting an exciting opportunity for a programme of refurbishment and personalisation. An enclosed entrance porch opens into a spacious open-plan sitting and dining room, centred around an impressive brick-built fireplace and featuring double doors that open directly onto the gardens, creating a seamless connection between indoor and outdoor living. The ground floor also includes two bedrooms, one with an adjoining store room, together with a kitchen that flows into a family room and conservatory overlooking the rear garden. A practical utility room, cloakroom, and internal access to the garage complete the ground floor accommodation. The first floor provides three further bedrooms, including a principal bedroom with built-in storage and en-suite facilities, together with a family bathroom, offering ample space for growing families or multi-generational living.

Ideally positioned on the fringe of the Norfolk Broads National Park, Cangates offers easy access to miles of navigable waterways, scenic walking and cycling routes, and a wealth of outdoor pursuits. The popular Broads villages of Wroxham and Hoveton, often referred to as the "Capital of the Broads", are within easy reach and offer excellent shopping, boating facilities, schools, and riverside dining. The sandy beaches of Sea Palling lie less than ten miles to the north-east, while the historic city of Norwich, with its extensive shopping, cultural attractions, restaurants, and rail connections, is conveniently located to the south-west, making Cangates a wonderful opportunity to enjoy the very best of Norfolk's countryside, coast, and waterways.





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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		81 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		





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