



Beech House
Bridge Road | Potter Heigham | Norfolk | NR29 5JB

HEART OF THE BROADS



“In the heart of a desirable Broadland village, walking distance from the water yet tucked away in secluded gardens, this beautiful Victorian property has been lovingly and laboriously restored by the current owners, creating a magnificent and welcoming family home packed with character and offering a contemporary twist. Stylish and spacious, with an easy flow between the house and garden, it’s perfect for families and sociable couples alike.”



KEY FEATURES

- A Handsome Detached Victorian Family Home in the Village of Potter Heigham
- Five Bedrooms and Two Bath/Shower Rooms
- Open Plan Kitchen/Family Room with Separate Utility Room
- Two Reception Rooms plus a Conservatory
- The Property provides the Potential for Multi-Generational Living
- Lawned Gardens include a Terrace with Room for a Hot Tub
- Double Garage and Plenty of Parking on the Gated Driveway
- The Accommodation extends to 2,379 sq.ft
- Energy Rating: E

With a connection to nearby Herbert Woods boatyard, this handsome home is full of history and sits comfortably in generous gardens in the lively village of Potter Heigham. You can immerse yourself in the friendly community here or tuck yourself away and use your home as your retreat from the outside world. Either way, this is a wonderful place to call home and the owners have done a superb job with the renovation.

A Superb Setting

This Victorian property is thought to date back to the late 1800s – it appears on the map in 1890, as does what is now the rear part of the house, which may originally have been stables. It's believed the house was built by a master boatbuilder at what is today the Herbert Woods boatyard down the road, hence its proximity to the river. The owners were looking for a family home when they come here, having been living rurally and wanting to retain the peace and privacy they had so enjoyed, whilst also having easy access to amenities. This offered the perfect balance – with glorious walks on the doorstep, the river down the road, and the ability to come home and close the door on the outside world.

Where Old Meets New

It took the owners around 18 months of hard work to transform the property and give it the restoration it badly needed. Every room has been stripped back and redone, features have been preserved and, where needed, added back in, so you have solid oak flooring, fireplaces, picture rails and more to enjoy. The proportions of the rooms are wonderful, with the high ceilings and large windows of the Victorian era allowing the light to pour in. The owners have fitted a new kitchen with quartz counter tops and a bespoke solid oak island that, added a wonderful conservatory to make the most of the lovely light, created a beautiful guest suite and utility room in the former stables, decorated throughout with Farrow & Ball colours, William Morris wallpaper, period style panelling and more. There are some nice extra touches that give the house a contemporary twist whilst nodding to its Victorian roots, such as the handmade Spanish encaustic tiles in the entrance hall.





KEY FEATURES

Meeting Every Need

The layout here blends the best of open plan living with the advantages of separate spaces. The heart of the home is the beautiful open plan kitchen, family room and conservatory, each flowing into the other to create a fabulous family-friendly part of the house that lends itself to parties as well as it does to day-to-day life. Over the other side of the original house, you have two further reception rooms, part open to each other, currently a formal sitting room and a study. The latter would make a great dining room if preferred. Having these rooms in addition to the open areas means if the kids have friends over, you have somewhere quiet in which to relax, or if everyone wants to do different things, they can. The modern entrance hall links the house to the former outbuilding, which now houses the utility, plus a lovely guest suite. The owners use this as a snug and also when they have friends to stay, so everyone has their own space and privacy. The bathroom here is charming, with a lovely feature rolltop bath. One of the owners loves escaping here for a long soak after a busy day – it feels removed from the main part of the house, so it's peaceful even when you have a houseful. You could use this part of the house for an elderly parent, offering their own private space away from the rest of the family, or for an older teen or adult child at home. It's certainly versatile. Upstairs, all four bedrooms can accommodate a double and three of them have built-in storage. They share a stylish and spacious shower room.

Broads And Beach, City And Country

The garden is a really good size and very private. The owners love spending time out here and it's easy to see why. It's a great place in which to relax. They have celebrated many birthday parties here, the kids camping out with friends, the adults unwinding in the hot tub gazing up at the stars. You're in the heart of the village, although it feels nice and peaceful, with a pub and shop down the road. You can walk to Lathams, to the boatyard, to a second pub, a café and a fish and chip shop, or head over to Hickling Broad and go birdwatching. The village has grown up around the water and is synonymous with sailing and river cruising, famous for its medieval bridge. A hub for holidaymakers in summer, it also benefits from a friendly year-round community. There are regular buses to Norwich during the day. School buses collect for both the local primary and high schools, so it's family friendly, and there's plenty going on at the village hall and parish church, so it's easy to get to know people if you're new to the area. As well as having the Broads on your doorstep, you're close to the East Norfolk coast – something of a well-kept secret. A short drive takes you to the dunes at Winterton, home to a large seal colony, the golden sands and safe swimming at Sea Palling, and more. For much of the year, you can go out for a coastal walk and barely see another soul.











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INFORMATION



On The Doorstep

Potter Heigham offers easy access to the broads, in particular Hickling Broad which is part of an ecologically unique nature reserve with abundant wildlife including bitterns, swallow tail butterflies and protected plants. Hickling Broad forms part of the wider Broads National Park. Hickling is the largest of the Norfolk Broads and its 400 acres of water, 1,200 acres of reed bed provide a spectacular setting as well as providing sailing, wind surfing, bird watching and delightful walks. Hickling village, the centre of which is situated to the north west, has a school, sailing club and 2 public houses. The coast (3 miles) offers fantastic beaches at Sea Palling and Horsey. The market town of Stalham (3 miles) has a wider range of cultural, shopping and entertainment facilities.

How Far Is It To?

The cathedral city of Norwich is about 19 miles away and has excellent educational, cultural and recreational facilities. There is a regular rail service to London Liverpool Street and Norwich airport provides daily flights internally and to continental Europe and beyond. The North Norfolk Coast can be found further north around the coastline with its quaint villages and sandy beaches. Favoured spots include Holt, Wells on Sea, Blakeney and the Burnhams. A 45 minute drive south will see you arrive at Thetford Forest with its many nature trails and bicycle paths whilst Stansted Airport is a further hour drive with its many destinations offered throughout mainland Europe.

Directions

Leave Norwich heading east on the A47 southern bypass. Upon reaching the Acle roundabout take the exit signposted Caister On Sea A1064, shortly after take a left hand turn onto Main Road/B1152. Continue along this road and upon reaching Repps with Bastwick turn left onto the A149. After a short distance, turn left onto The Causeway and then continue onto Bridge Road whereby the property will be clearly signposted with a Fine & Country For Sale Board.

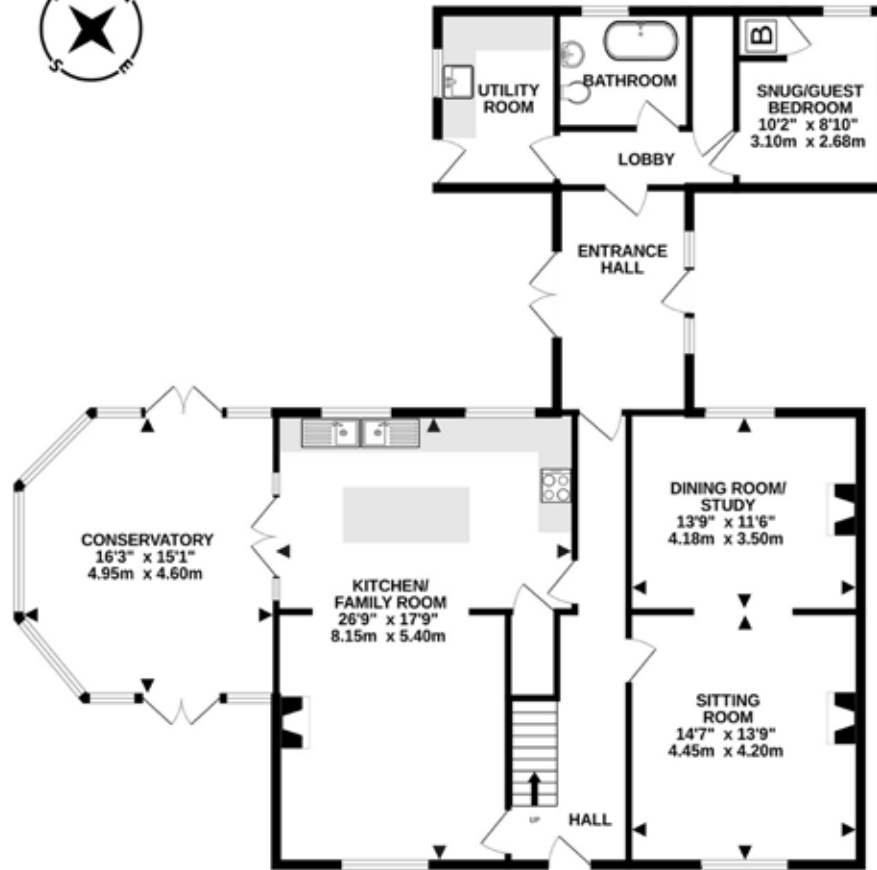
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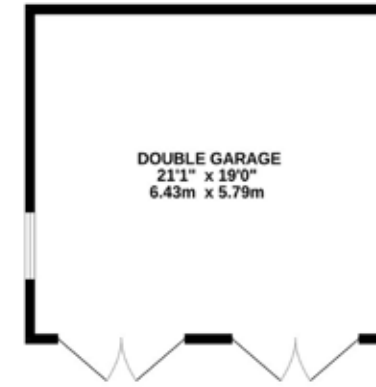
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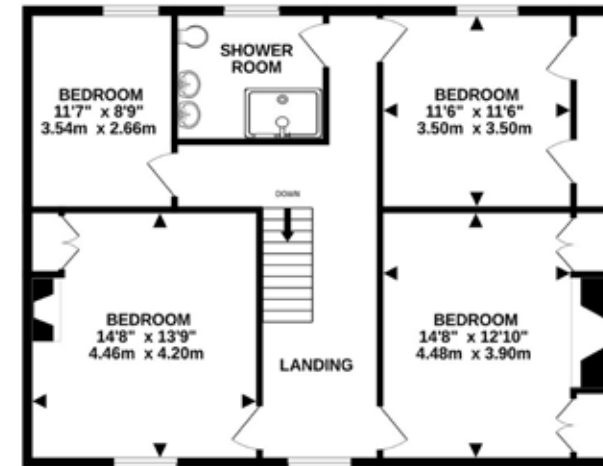
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GROUND FLOOR
1494 sq.ft. (138.8 sq.m.) approx.



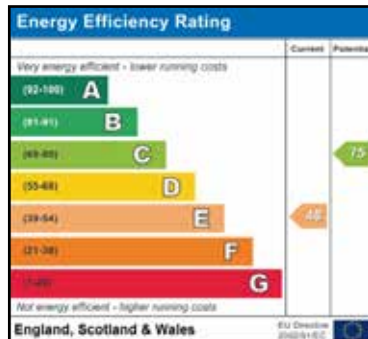
GARAGE
404 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR
885 sq.ft. (82.2 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING GARAGE) : 2379 sq.ft. (220.0 sq.m.) approx.
TOTAL FLOOR AREA : 2783 sq.ft. (258.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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For a free valuation, contact the numbers listed on the brochure.





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