



THE STORY OF

The Wheelwrights

Bradfield, Norfolk

SOWERBYS



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The Wheelwrights

Bradfield, North Walsham,
Norfolk, NR28 0NZ

Architecturally Designed Home

Four Fine Reception Rooms

Kitchen/Breakfast Room

Ground Floor Shower Room and Cloakroom

Indoor Swimming Pool with Shower

Four First Floor Bedrooms

Family Bathroom and En-Suite Shower Room

Garaging, Outbuilding/Games Room and Store

Derelict Detached Cottage

Set in Grounds of Approx. 2 Acre (STMS)

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The Wheelwrights is a superb architecturally designed property, set within truly wonderful grounds extending to approximately two acres (stms). Approached via a lovely, sweeping driveway, there is ample parking along with access to the triple garage.

The house itself has been thoughtfully designed with a subtle curve, creating a striking and distinctive architectural appearance. The accommodation begins with a welcoming entrance hall, with useful storage, a cloakroom and shower room. The lovely sitting room features two bay windows overlooking the rear gardens, together with a central feature fireplace, creating a wonderful space in which to relax and unwind.

Double doors lead through to a generous dining room, perfectly suited to both formal entertaining and family gatherings. A charming secret door leads into the kitchen, which offers an excellent range of storage cupboards and ample preparation space.

Completing the ground floor is a cosy snug, a home office and access to the impressive indoor swimming pool, together with a shower room.





A wonderfully individual home where distinctive architecture meets everyday comfort.





To the first floor are four well-proportioned bedrooms, with a good amount of built-in cupboard space and useful eaves storage. There is also a family shower room and an en-suite bathroom.

Outside, grounds extend to approx. two acres (stms) and have been beautifully landscaped, with sweeping lawns, specimen trees, established shrub borders and mature boundary hedging. Tucked away within the grounds is an enchanting derelict cottage, offering exciting potential for a variety of uses, subject to the necessary consents and renovation works.



The property is also close to the River Ant, which rises at Antingham Ponds and forms part of the Norfolk Broads network, with wonderful opportunities for riverside walks, boating, fishing and enjoying the surrounding countryside and wildlife.

Overall, The Wheelwrights offers a wonderfully individual home, combining distinctive architecture, generous accommodation and beautifully established grounds.





An enchanting home with beautifully established surroundings and exciting potential tucked away within the grounds.





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. 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.

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North Walsham

A THRIVING TOWN WITH TIMELESS CHARM

A popular market town, North Walsham is situated a few miles from the seaside town of Cromer and the Norfolk Broads capital, Wroxham.

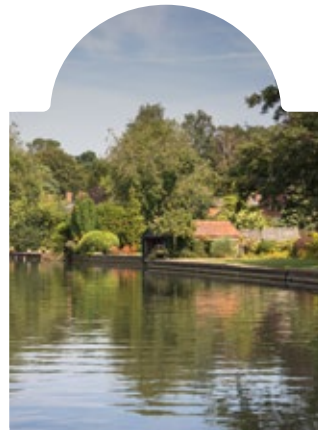
The town offers many amenities, including a range of supermarkets, leisure facilities, shops, primary and secondary schools, a sixth form college, doctors' surgeries and a cottage hospital. Waitrose is also conveniently located within the town, providing a popular choice for everyday shopping and essentials. There are regular bus and train services to the cathedral city of Norwich, where there is a wider range of facilities, including an international airport and mainline railway station.

Situated a short commute from Norwich with its many amenities, Wroxham is renowned for its boating culture.

Standing on the River Bure, the village is divided by the river and shares its many attractions with neighbouring Hoveton. Whether on the water or enjoying the busy pubs and restaurants on offer, there is something to capture the heart of everyone. If you choose to hire a boat, you can travel at a leisurely pace along the Broads and moor up at one of the local pubs. The Ferry Inn at Horning serves food all day and offers a fantastic outdoor space and plenty of mooring.

If you would rather stay on dry land, you can wander through the riverside park and feed the ducks, enjoy afternoon tea at one of the quaint tea rooms, or simply sit and watch the boats go by from a sunshine-filled pub garden.

The Bure Valley Railway, which started in 1900, begins its journey in the centre of Wroxham. Both steam and diesel trains run the 18-mile round trip, taking you on a tour of pretty Norfolk villages before ending in Aylsham.



Note from Sowerbys



“Space to entertain, unwind and enjoy the beauty of the surrounding grounds.”



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

E. Ref:- 0350-2320-8680-2396-5585.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///stirs.paraded.delays

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SOWERBYS

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