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Broad Cottage, Irstead Street, Irstead, Norfolk, NR12 8XT

Broad Cottage is a rare and idyllic chain-free countryside retreat, occupying a remarkable plot of more than ten acres, predominantly comprising mature woodland interwoven with natural waterways. Tucked away within the peaceful riverside hamlet of Irstead, at the heart of the Norfolk Broads National Park, the property enjoys an exceptional level of privacy and seclusion, surrounded by some of Norfolk's most beautiful and unspoilt landscapes. Set amidst a haven of wildlife, waterways, and woodland, Broad Cottage offers a unique opportunity to create a dream home in one of the Broads' most enchanting locations.

Bordered by the tranquil waters of Alderfen Broad, managed by the Norfolk Wildlife Trust, the property provides an unrivalled setting for those seeking a lifestyle immersed in nature. Despite its secluded position, local amenities remain within easy reach, including a supermarket, and the highly regarded White Horse Inn, renowned for its excellent food and locally brewed refreshments.

The property benefits from private access and ample off-road parking. Surrounding the cottage are generous wraparound lawned gardens, offering a wonderful blank canvas for landscaping, outdoor entertaining, or the creation of a self-sufficient smallholding, subject to any necessary consents. Beyond the gardens, the extensive woodland extends across the majority of the site and is interspersed with waterways connected to Alderfen Broad, creating a truly magical environment rich in wildlife and natural beauty.





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- CHAIN FREE
- THREE BEDROOMS
- DETACHED COTTAGE

- PLOT EXCEEDING TEN ACRES
- POTENTIAL FOR IMPROVEMENT
- SECLUDED COUNTRYSIDE LOCATION

- AMPLE OFF-ROAD PARKING & GARAGE POTENTIAL
- RURAL YET WITHIN EASY REACH OF LOCAL AMENITIES
- LESS THAN TEN MILES TO THE COAST & TWELVE TO NORWICH

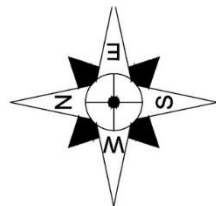
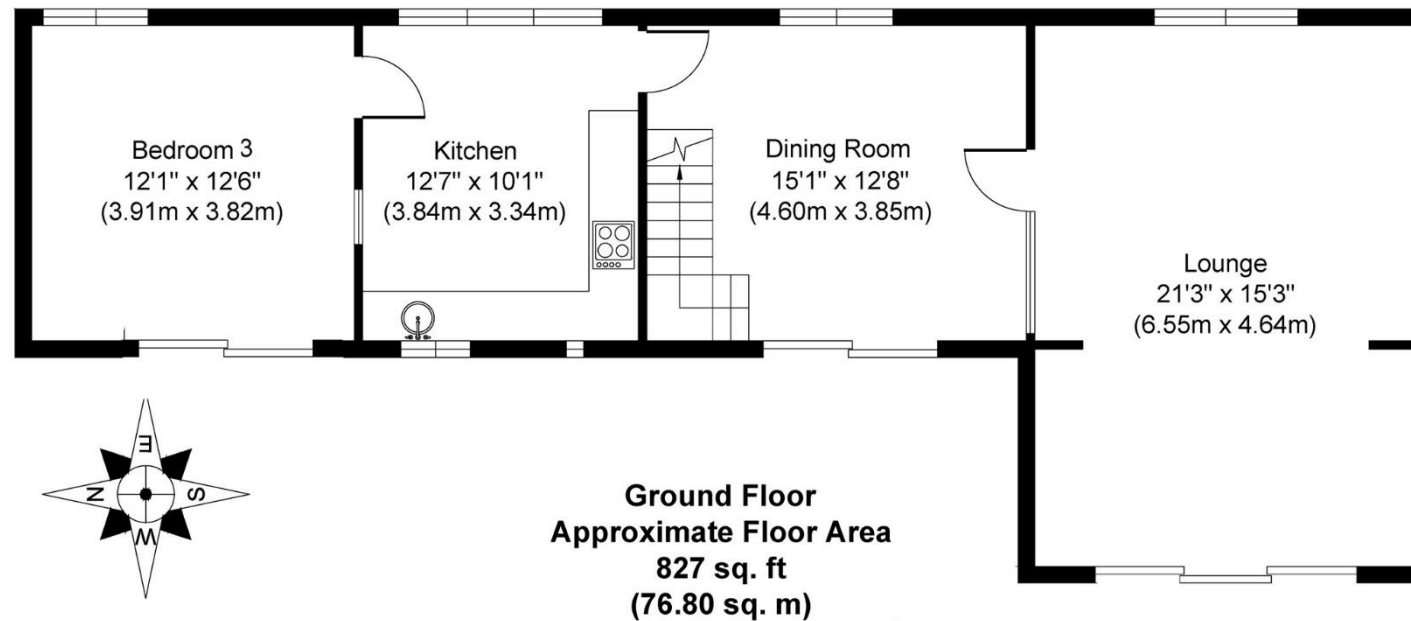
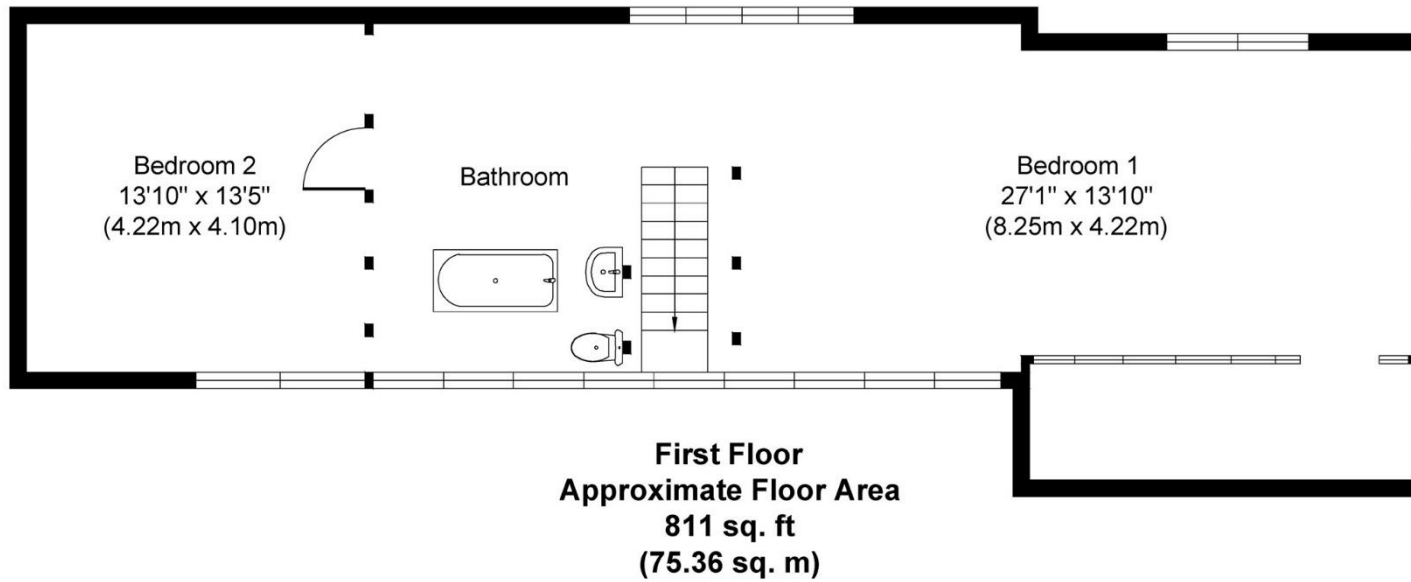
The cottage itself presents an exciting opportunity for refurbishment and redevelopment, subject to the necessary permissions. The existing accommodation comprises three reception rooms and a kitchen on the ground floor, with two bedrooms and a bathroom on the first floor. Whether restored, extended, or reimagined, the property offers immense potential to create a unique home tailored to individual requirements.

Further enhancing its appeal is the property's proximity to the popular circular walk around Alderfen Broad, a hidden gem and nature reserve renowned for its peaceful surroundings and abundant wildlife. The bustling Broads villages of Wroxham and Hoveton, often referred to as the "Capital of the Norfolk Broads", lie approximately four miles away and offer boating facilities, riverside dining, shopping, schooling, and everyday amenities. The beautiful sandy beaches of the North Norfolk coast can be reached in under ten miles, while the historic city of Norwich, with its extensive shopping, cultural attractions, restaurants, and rail links, lies approximately twelve miles to the south-west.





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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		84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	8 G	





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