



East View Cottage
119 Lower Street | Salhouse | Norfolk | NR13 6AD

BEAUTY IN THE BROADS



“Set in a peaceful position within one of Broadland’s most popular villages, glorious walks and stunning countryside on the doorstep, yet part of a friendly community.

This property offers the perfect balance of life in the Broads with easy access to the city of Norwich, which is just 12 minutes by train. The property itself is a period gem with lots of character, combined with modern comforts and nestled in a sunny and secluded garden – waiting for you to enjoy it all!”



KEY FEATURES

- A Pretty Period Cottage in the Sought After Village of Salhouse
- Three Bedrooms, One leading to a Large Storage Room
- First Floor Bathroom and Ground Floor Shower Room
- Kitchen with Separate Utility Room
- Two Reception Rooms both with Inglenooks and Log Burners plus a Ground Floor Study
- Enclosed Mature Garden with a Veranda providing Wood Storage, Water Tap and a Seating Area plus Raised Decking Area
- Gated Off Road Parking
- The Accommodation extends to 1,443 sq.ft
- **Energy Rating: TBA AS NEW EPC REQUIRED**

A lovingly upgraded and improved period cottage with a friendly feel, this is a charming and welcoming home. The owners have loved their years here, finding the house sociable and comfortable, and benefitting from proximity to Norwich whilst being set in an attractive country village, a short walk from Salhouse Broad.

A Period Piece

Dating to around 1867, this pretty period cottage has seen many changes over the years, but still retains a wealth of authentic character. It began life as two ground floor rooms with attic bedrooms in the eaves above but is now a two-storey double fronted cottage with appealing good looks. It's easy to see why the owners love it! Over their years here, they have made a number of upgrades and improvements to their home, including works to the roof, repointing, new flooring and redecoration. The result is a delightful home that works as effortlessly for hosting friends and family as it does when the owners are relaxing at home alone.

Memories Galore

The owners have so many memories of their time at the cottage – they even got married whilst living here and walked to the pretty village church. There have been parties and barbecues, Christmas dinners and more and the house works incredibly well for these. Both of the original reception rooms have inglenook fireplaces with log burners, so it's lovely and cosy in winter, and the cottage stays refreshingly cool in summer. There's a study where you can tuck yourself away to work in peace, with the kitchen, utility and shower room in a later wing, built onto the original brick garden wall.





KEY FEATURES

Upstairs, all three bedrooms are doubles and one leads to a large and very useful storage room. There's also a full upstairs bathroom. The views from upstairs are lovely, looking down the little lane that leads to the Broad and to neighbouring Woodbastwick. The sunrises you'll see from here are truly incredible.

City, Country And Community

The garden gets the sun throughout the day and the owners spend as much time out here as possible. They have created a beautiful mature garden and it's a pleasure to sit out and enjoy the lovely surroundings. The undercover veranda area is perfect for shade in warmer weather and great for letting your dogs dry off before coming inside! You're very close to Salhouse Broad here so you can walk along the path down to the water in just a few minutes. There are three excellent pubs in walking distance, one of which has the Woodfordes Brewery attached, all serving highly-rated food. There's also a village hall where you can attend interest groups and events and get to know the neighbours. The village also has a recreation and sports ground with an impressive children's play area, along with a cafe and a barber. It also has a primary school and buses head to the local high school as well as Norwich and the surrounding area, so this is a great location for families. With a train station at the other end of the village, it's easy to get into Norwich without having to worry about parking, but if you do prefer to drive, it's just 15 minutes and you're there. The local beaches are also within easy reach, with the sands of Winterton, Sea Palling and Happisburgh around half an hour from Salhouse.



















INFORMATION



On The Doorstep

Salhouse is a large village which is split into two parts. The railway is found in one part and the other part of the village boasts two fine pubs and Salhouse Broad. There is a visiting mobile post office at the Jubilee Hall on a Wednesday, whilst there is a good range of amenities in nearby Wroxham, with Roys of Wroxham stores and supermarket, pubs, café's, and restaurants. The nearby village of Rackheath has a very good fish and chip shop, two stores and a chemist. Nearby Blofield and Blofield Heath provides shops, a fish and chip shop, chemist, hairdresser, doctors' surgery, library and school. There are good leisure facilities in Blofield too, with Plantation Park Recreation Ground not far away, bowls, plus hard and grass tennis courts also available in the village.

How Far Is It To?

Salhouse lies 7 miles east of the cathedral city of Norwich, which offers all that you would expect of a county capital with a wide variety of cultural and leisure facilities, a main line rail station with links to London Liverpool Street and an international airport. There is also a selection of good schools in both the public and private sectors as well as the University of East Anglia. On the other hand, Great Yarmouth boasts 5 miles of sandy beaches. The sea front offers the Marina and Sea Life Centre amid a wide variety of shops and tourist attractions.

Directions

Leave Norwich on the Salhouse Road, at the roundabout take the 2nd exit and stay on Salhouse Road. Go over 1 mini roundabout and continue onto Norwich Road. At the roundabout take the 1st exit onto Mill Road/B1140. Turn right onto Lower Street and the property will be found clearly signposted by a Fine and Country For Sale Board.

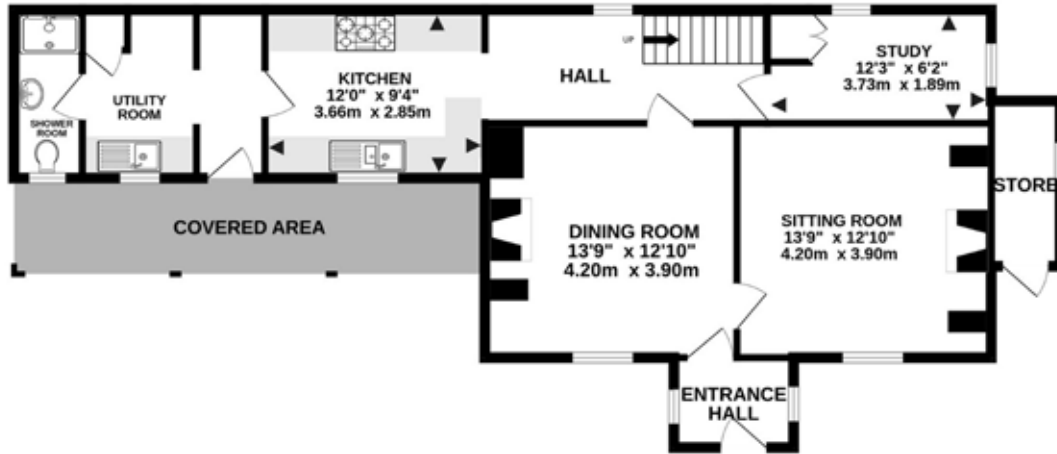
Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage
Fibre to Premises Broadband Available - vendor uses BT
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Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
Broadland District Council - Council Tax Band D
Freehold

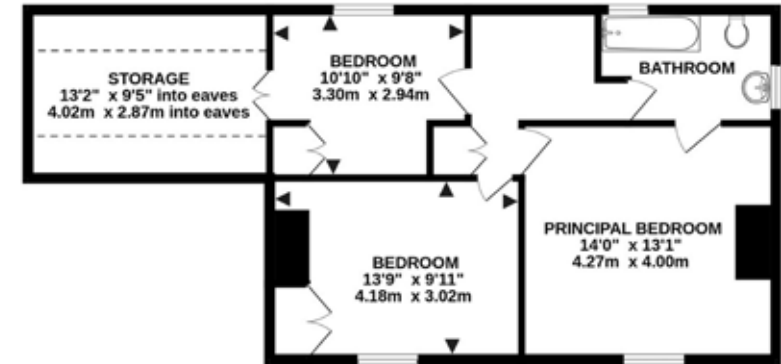
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GROUND FLOOR
799 sq.ft. (74.2 sq.m.) approx.



1ST FLOOR
634 sq.ft. (58.9 sq.m.) approx.

TOTAL FLOOR AREA : 1433 sq.ft. (133.1 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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