



THE STORY OF

Water's Edge

Lower Tasburgh, Norfolk

SOWERBYS



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Water's Edge

Low Road, Lower Tasburgh, Norfolk
NR15 1AR

Superb Modern Home

Luxurious Interiors

Impressive Open-Plan Kitchen and Dining Space

Atmospheric Reception Room

Cloakroom and Utility Room

Four First Floor Bedrooms

En-Suite Shower Room

Family Bathroom and Dressing Room

Parking with a Detached Garage

Well Landscaped Rear Garden

On the Mill Stream of the River Tas

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Water's Edge is a truly impressive home, built to an exceptional standard and designed to make the most of its unique riverside setting. Set back from the road with ample parking, access to the detached garage, and beautifully landscaped gardens, this exceptional property offers a rare combination of contemporary living, tranquillity and an unrivalled connection to nature.

From the moment you enter, you are greeted by an impressive steel staircase, creating an industrial yet elegant first impression. The interior has been thoughtfully designed to provide a superb sociable flow, with light, space and the surrounding landscape at the heart of the home.

The bespoke kitchen is a standout feature, offering excellent workspace, extensive storage and a high-quality finish throughout. The central island creates the perfect separation between the kitchen and the impressive dining area, making this an ideal space for entertaining. The open and inviting feel continues throughout the ground floor, with three sets of sliding double doors allowing natural light to flood the rooms while opening directly onto the garden and showcasing the stunning views beyond.

The separate sitting room provides a more intimate and atmospheric space, perfect for relaxing and enjoying the peaceful surroundings. Completing the ground floor is a beautifully appointed utility room and cloakroom

The first floor has been designed with flexibility in mind and currently provides two excellent bedrooms, with the potential to create four bedrooms if desired. The principal bedroom benefits from a dressing room and a modern en-suite shower room, while the second bedroom features a generous walk-in wardrobe. A stylish and well-fitted family bathroom completes the accommodation.



Every room was created
to capture the ever-
changing beauty of
the river, meadow and
woodland beyond.







One of the most impressive features of Water's Edge is the rear elevation, where the house perfectly frames the breathtaking views across the river, mill stream, meadow and woodland beyond. The changing seasons provide a constantly evolving backdrop, from misty mornings over the water to summer wildlife and golden autumn light filtering through the trees.



Outside, the front of the property features a low-level brick boundary wall and access onto a gravelled driveway, providing ample parking and access to the detached garage. The garage benefits from a covered storage area and EV charging point.

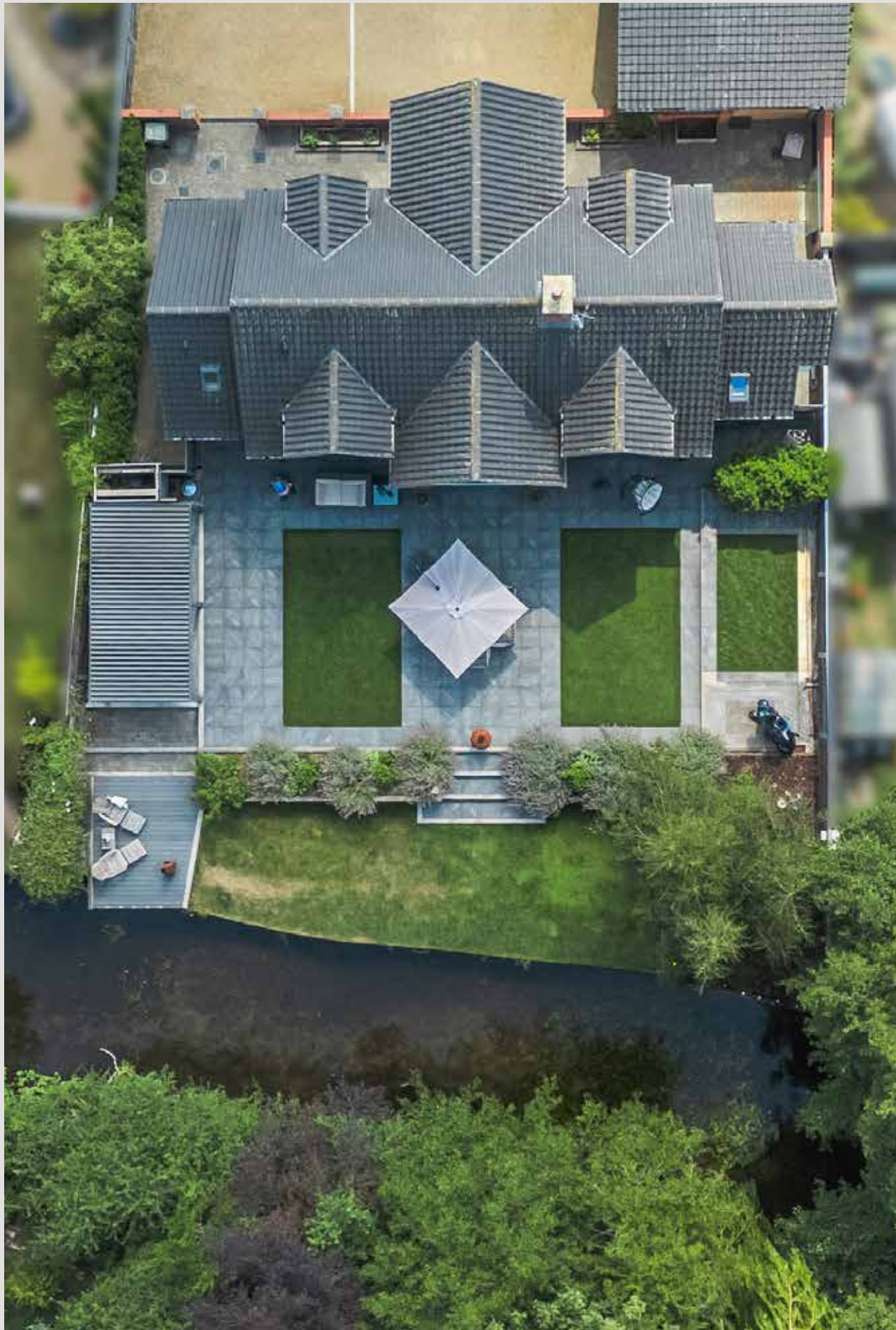


The rear garden is an exceptional space, designed for both entertaining and relaxation. A porcelain terrace leads to a lawned area, contemporary planting and an impressive outdoor kitchen space. A decked seating area extends towards the River Tas, creating a truly special place to unwind, enjoy the peaceful surroundings and watch the gentle flow of the water.



The mill stream and river setting provide a wonderful sense of privacy and connection to nature, with the garden offering a front-row seat to the changing landscape and abundant wildlife. Water's Edge is a home that combines architectural quality, thoughtful design and a rare riverside position, creating a peaceful and inspiring place to live.





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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Lower Tasburgh

Tucked away in the beautiful countryside just a few miles south of Norwich, the charming village of Tasburgh offers a wonderful blend of rural tranquillity, historic character and excellent accessibility. Set within the picturesque Tas Valley, the village is surrounded by open countryside, waterways and scenic walking routes, creating a peaceful setting while remaining well placed for exploring Norfolk and beyond.

The fine city of Norwich is within easy reach, offering excellent shopping, restaurants, cultural attractions and mainline rail links. Wymondham is also close by, while the A11 provides convenient access towards Cambridge and further afield. With the Suffolk border just eight miles away and London Stansted within reach, Tasburgh is ideally positioned for commuters and those seeking a quieter countryside lifestyle.

For those who love the coast, Norfolk and Suffolk’s beautiful coastline is easily accessible. The north-east Norfolk coast is around 20 miles away, while the picturesque Suffolk villages of Southwold and Aldeburgh offer wonderful opportunities for seaside walks and days by the water. Direct rail links from Norwich and Diss to London further enhance this desirable village location.

Tasburgh is a village rich in history, set within a landscape shaped by centuries of stories. The River Tas has long been central to village life, with two former watermills nearby once forming part of the Duffield family’s milling legacy and recorded in the Domesday Book of 1086. The ancient Tasburgh Hillfort and nearby Boudicca’s Way add further heritage and character to this special corner of Norfolk.



Note from the Vendor



“Our favourite place is the deck over the river. A private spot where you can sit with a drink and watch the wildlife drift by.”



SERVICES CONNECTED

Mains electricity, water and drainage. Heating via air source pump.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

Predicted energy efficiency rating B.

TENURE

Freehold.

LOCATION

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SOWERBYS

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