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& HURRELL

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WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



Lilly's Cottage is set within the exclusive Peninsula riverside holiday development in the heart of Wroxham, offering the perfect waterside escape for those seeking to relax beside the River Bure or explore the spectacular waterways of the Norfolk Broads National Park. The property benefits from an approximately 19ft private mooring together with an allocated parking space, making it ideal for boating enthusiasts and holidaymakers alike.

Approached from the front, the cottage enjoys a raised seating area overlooking beautifully maintained communal lawned gardens that extend directly to the river's edge. Fishing is available immediately outside the property and throughout the communal riverside grounds during the open fishing season, creating a wonderful setting to unwind and enjoy the peaceful surroundings. To the rear, a private waterside terrace provides an idyllic space for alfresco dining, entertaining, or simply watching boats drift by while enjoying uninterrupted river views.

Beautifully positioned within easy walking distance of Wroxham's excellent selection of cafés, restaurants, public houses, and attractions, the cottage offers an outstanding holiday lifestyle in one of the Norfolk Broads' most desirable locations.

Currently operating as a highly successful self-catering holiday let, the property presents an excellent investment opportunity or a delightful personal retreat. The well-presented accommodation comprises an open-plan sitting, dining, and kitchen area on the ground floor, with double doors opening directly onto the rear waterside terrace. Upstairs, there are two generous double bedrooms and a well-appointed family bathroom.

Further enhancing its appeal, the property is just a short stroll from the centre of Wroxham, where a wide range of independent shops, Roys department store and supermarket, a post office, and riverside amenities can be found. Boat hire is readily available, providing the opportunity to explore miles of picturesque waterways, discover abundant wildlife, or enjoy leisurely lunches at one of the many waterside pubs and restaurants that make the Norfolk Broads such a unique destination.



Terraced



House



Older



1 Bathroom



1 Reception



2 Bedrooms



Tax Band C



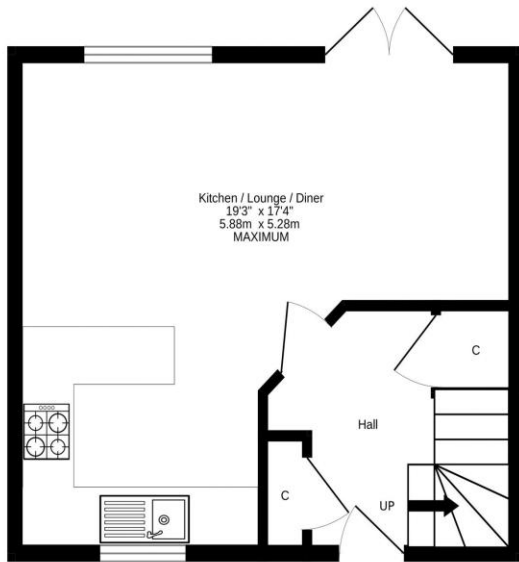
Allocated Off-Road
Parking



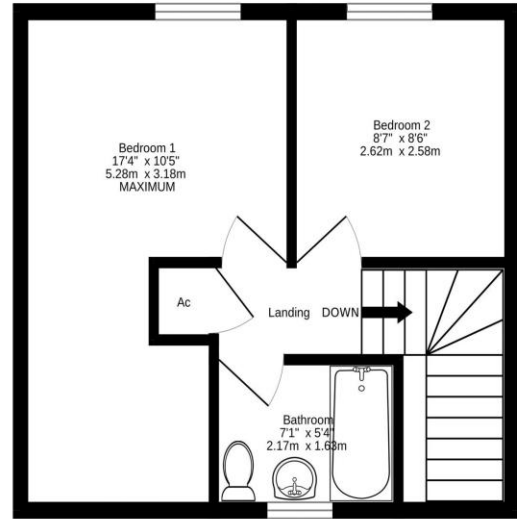
No
Garage



Ground Floor
333 sq.ft. (31.0 sq.m.) approx.



1st Floor
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA : 661 sq.ft. (61.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

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