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# The Willows, Church Road, Neatishead, Norfolk, NR12 8BT

The Willows is a beautifully renovated and extended four-bedroom detached home, offering style, space, and versatility in a peaceful countryside setting on the edge of the picturesque, riverside village of Neatishead. Surrounded by the natural beauty of the Norfolk Broads, this exceptional property provides an idyllic escape to rural life, while remaining close to local amenities including a village store, well-regarded primary school, and traditional pub.

Tucked away in a private setting and accessed via a shared driveway, the property provides extensive off-road parking together with a garage/workshop, separate store, and an adjoining double carport. The plot extends to approximately three acres, incorporating a secure field with cart sheds and beautifully landscaped gardens. These include a generous front lawn and a paved rear terrace with a pergola, creating an ideal setting for alfresco dining and entertaining friends and family.

There is also the option to purchase the property without the adjoining 2.5 acres of land, available at a reduced price. Further details are available upon request.





THE  
WILLOWS

STOBART  
& HURRELL

- DETACHED
- FOUR BEDROOMS
- THREE RECEPTIONS

- IDYLIC FAMILY HOME
- NORFOLK BROADS LOCATION
- OPEN PLAN KITCHEN DINING ROOM

- SPACIOUS VERSATILE ACCOMMODATION
- BEAUTIFULLY PRESENTED THROUGHOUT
- OFF-ROAD PARKING, GARAGE & DOUBLE CARPORT

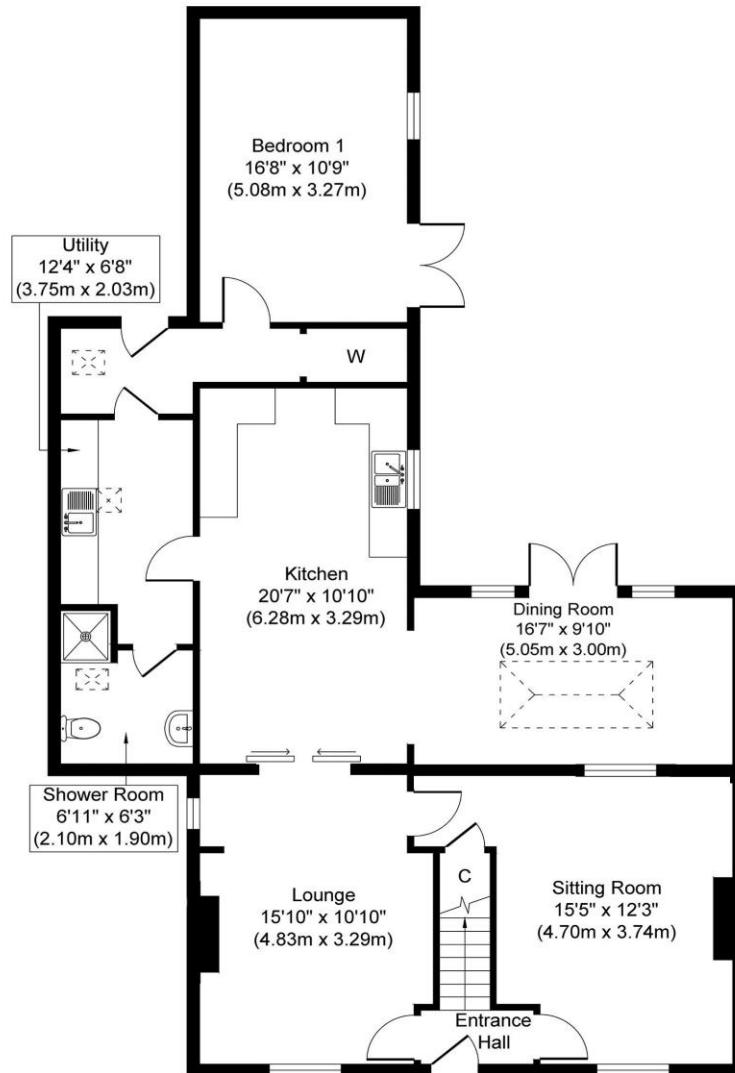
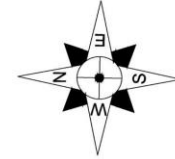
Inside, the property is both spacious and thoughtfully arranged. A welcoming hallway leads to two generous reception rooms, a sitting room and a lounge, each featuring character fireplaces. The lounge flows into a stylish open-plan kitchen and dining room, perfect for modern family life. A separate utility room and ground-floor shower room add to the practicality of the home. From the dining area, French doors open onto the rear terrace, seamlessly connecting indoor and outdoor spaces. Also on the ground floor is a double bedroom, ideal for guests, multigenerational living, or use as a home office, with direct access to the garden. Upstairs, the home offers three further double bedrooms, all bright and well-proportioned, along with a contemporary family bathroom.

The Willows is further enhanced by its proximity to Barton Broad, a designated Site of Special Scientific Interest and the second-largest broad in the National Park, managed by the National Wildlife Trust. The popular boating centre of Wroxham, home to the Norfolk Broads Yacht Club, is just four miles away, while the stunning Norfolk coastline is less than ten miles from your door. The historic city of Norwich, with its rich cultural scene, shopping, and transport links, is only a 30-minute drive.

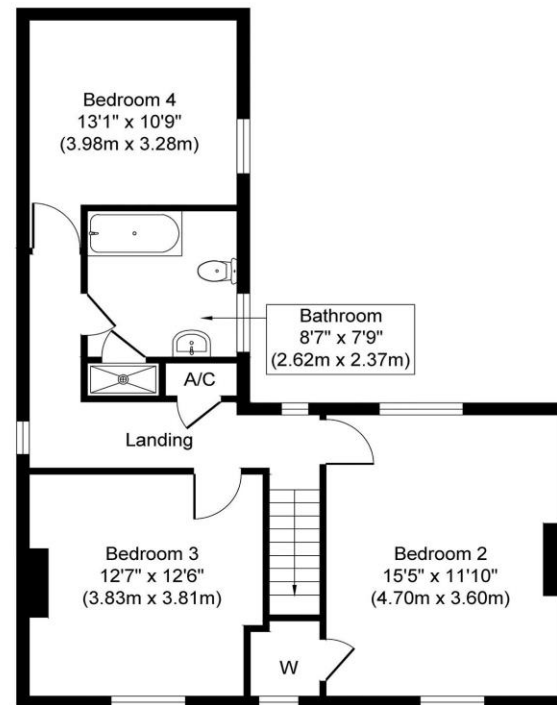




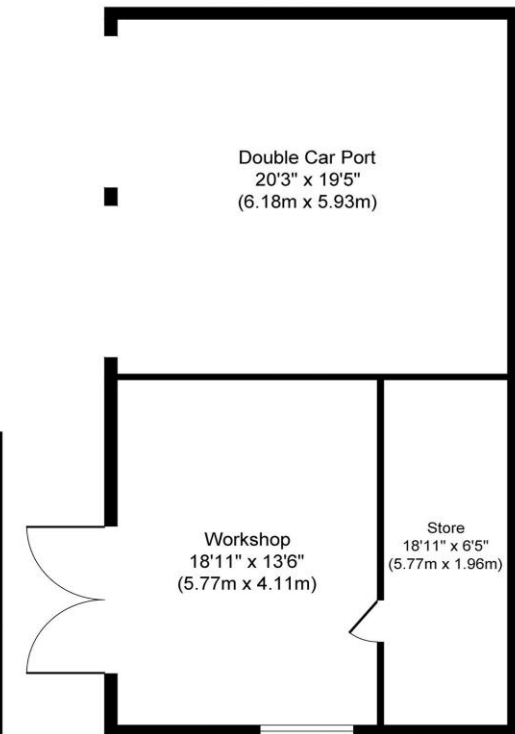
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**Ground Floor**  
**Approximate Floor Area**  
**1224 sq. ft**  
**(113.69 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**661 sq. ft**  
**(61.38 sq. m)**



**Outbuilding**  
**Approximate Floor Area**  
**384 sq. ft**  
**(35.65 sq. m)**

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+   | <b>A</b>      |             |             |
| 81-91 | <b>B</b>      |             |             |
| 69-80 | <b>C</b>      |             | <b>77 C</b> |
| 55-68 | <b>D</b>      | <b>56 D</b> |             |
| 39-54 | <b>E</b>      |             |             |
| 21-38 | <b>F</b>      |             |             |
| 1-20  | <b>G</b>      |             |             |





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Stobart & Hurrell

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