



THE STORY OF

Broadlands

Rollesby, Norfolk

SOWERBYS



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Broadlands

Main Road, Rollesby, Norfolk
NR29 5EF

Renovated Late Georgian Home in a
Wonderful Broadland Setting

Well-Fitted Kitchen/Breakfast Room
and Four Fine Reception Rooms

Conservatory, Cloakroom and Utility Room

Integral Garage

Three First Floor Bedrooms with Modern
Family Bathroom, En-Suite and Shower Room

Two Attic Bedrooms and Bathroom

Detached Retreat, Boat House and Brick Stables

Beautifully Landscaped Grounds
of Approx. 1.3 Acres (STMS)

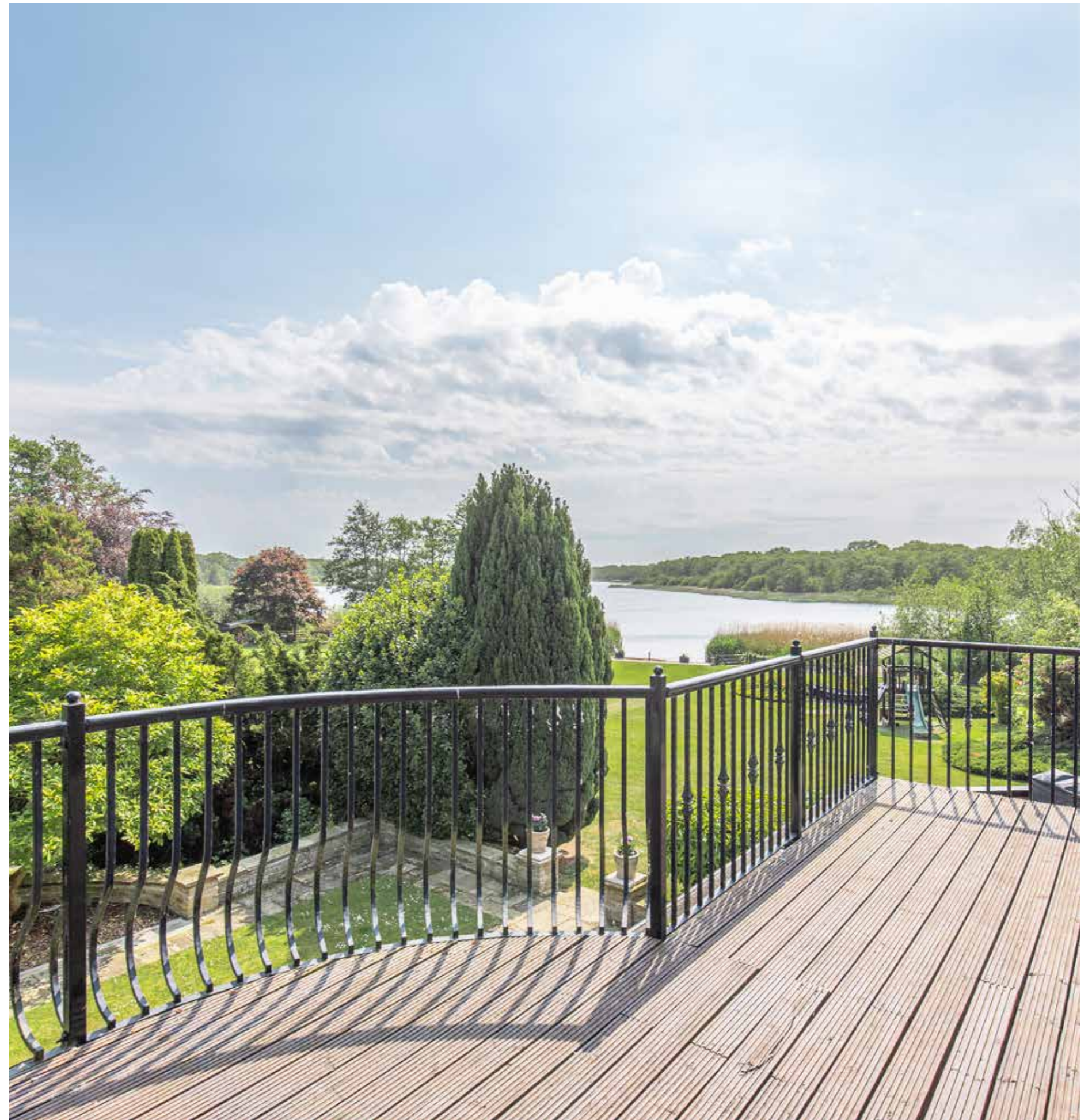
80 Metre Non-Tidal Private Mooring and
Access onto Rollesby Private Broad

Stunning Views over the Grounds to the Broad

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A truly impressive home, Broadlands has been updated and renovated to a high standard. The attention to detail is superb. The elegant and well-proportioned accommodation flows perfectly, offering space to relax as well as a perfect platform to entertain and socialise.

The four reception rooms range from an impressive panelled drawing room, a light-filled dining room, perfect for family gatherings, a cosy snug and a separate study area. The garden room spans the full depth of the property, taking in superb views of the beautiful, well-landscaped grounds and the broad beyond. The kitchen/breakfast room is well-equipped for the keen cook and has plenty of room to enjoy breakfast and entertain friends and family. The home's practical elements complete the ground floor accommodation, in the form of a well-appointed cloakroom, utility room, pantry and access to the integral garage.



The first floor is home to three good-sized bedrooms. The principal bedroom benefits from a well-fitted en-suite bathroom, and there's a further family bathroom and separate shower room. A magnificent balcony spans the front façade, providing an idyllic spot to take in the most captivating views over the grounds to the spectacular broad.

Two further bedrooms and a family bathroom occupy the top floor.







A pair of entrance pillars and long gravelled driveway make for an impressive entrance. Before you reach this fine home, you'll first pass 'The Retreat'. Currently used as a games room with kitchen, cloakroom and an open-plan first floor with a balcony that enjoys those amazing views. With a multitude of potential uses, it may become a holiday let, annexe, studio, or simply remain as a games room. Uses may depend on planning amendments.

The grounds extend to approximately 1.3 acres (STMS) of the most incredible landscaping. Sweeping lawns, a range of mature specimen trees, a fine terrace, and formal lawn with an ornamental raised pond and water feature as the centrepiece. Meandering through the grounds reveals a space to suit every mood; formal gardens, terraces, a small woodland walk and 80 metres of non-tidal mooring giving access for the keen boat or water enthusiast onto Rollesby Private Broad.

Rarely does a property offer such a complete lifestyle package, seamlessly blending luxurious family living, exceptional entertaining space and an enviable waterside setting in one of the Broads' most sought-after locations.



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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Rollesby

SERENITY IN THE NORFOLK BROADS

Located with in the heart of the Norfolk countryside, the charming village of Rollesby is part of the picturesque Trinity Broads, a unique and tranquil section of the Norfolk Broads. This unspoilt landscape is a haven for wildlife, with its interconnected lakes offering excellent opportunities for sailing, fishing, and nature walks.

The village itself is home to The Talcons, a well-regarded farm shop and café offering fresh and local produce, and St Georges Church, a beautiful 12th Century round tower church. Additionally in the nearby village of Fleggburgh, the warm and inviting pub The Kings Arms provides award-winning food as well as four gold star B&B rooms.

Just seven miles away, Great Yarmouth offers golden sandy beaches, traditional seaside attractions, and a rich maritime history. The town boasts lively piers, museums, theatres, and family entertainment, making it a year-round destination.

Around 18 miles west, Norwich is a vibrant medieval city with an impressive cathedral, a thriving arts scene, and excellent shopping in the famous Norwich Lanes. Home to a Norman castle, galleries, and one of the UK's largest markets, it blends history with modern city life.

For commuters, Norwich and Great Yarmouth offer rail links to London Liverpool Street, while the nearby A47 provides easy access across the region.

The stunning Norfolk coastline is close by, with Winterton-on-Sea offering vast sandy beaches and rolling dunes. Nearby Horsey Gap is a top spot for seeing grey seal pups in winter, while charming villages and nature reserves provide endless opportunities to explore and unwind.



Note from Sowerbys



“...a complete lifestyle package, seamlessly blending luxurious family living, exceptional entertaining space and an enviable waterside setting.”



SERVICES CONNECTED

Mains electricity, water and drainage. LPG fired central heating.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

D. Ref:- 1435-8023-1500-0745-3226

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///obey.obliging.grower

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SOWERBYS

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