

The Old
Eagle Irstead Road
Neatishead
Norwich







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Guide Price £600,000

The gorgeous home with an annexe...

We are delighted to present The Old Eagle, a truly unique former public house, now an enchanting family home with a self-contained annexe, nestled in the peaceful and private village of Neatishead, in the heart of the Norfolk Broads.

Approached via generous off-road parking, the property exudes character from the outset. Internally, the accommodation is spacious and versatile, featuring a charming sitting room complete with a wood-burning stove and beautiful original features, including exposed brickwork and timber beams. Adjoining is a separate dining room, also benefitting from a bay window and an additional, non-functional, wood burner, creating the perfect setting for cosy family gatherings.

The ground floor continues with a well-appointed kitchen boasting electric ovens, an induction hob, and an American-style fridge-freezer, alongside a utility room providing extra space for laundry facilities. There is also a ground-floor bedroom with ample built-in storage and a Velux window, as well as a modern shower room.

Upstairs, the impressively spacious landing offers potential for a study area. The first floor hosts three further bedrooms, two of which are generously sized doubles featuring delightful original fireplaces and exposed brickwork. The family bathroom is thoughtfully designed, offering a bath and a separate shower, storage cupboards, and a heated towel rail.

Externally, the garden offers a wonderful private retreat, with a paved terrace perfect for outdoor dining, a barbecue area, and a large lawn backing directly onto private woodland — perfect for nature lovers and those seeking a tranquil lifestyle.

A real asset to the property is the self-contained annexe, complete with its own kitchen, shower room, and a substantial living/bedroom area, making it ideal for multi-generational living, or guest accommodation.

The village of Neatishead is a hidden gem, offering a welcoming community, a local pub, and convenient access to the surrounding waterways and countryside. The renowned Broads National Park and nearby market town of Wroxham are within easy reach.

Properties of this character and versatility in such a sought-after setting are rare to market.

Agents notes...

A pre-recorded walkaround tour is available for this property

The property is covered by the Norfolk Broads SSSI.

There is a ridge and drain at the top of the driveway to prevent rainwater from the road coming on to the

driveway, and there is a drain to the front and sides of the house. These drain into a sump on the property boundary.

The annexe cannot be let separately to the main house. This is a restriction in the planning permission from when the annexe was converted from an outbuilding.



GROUND FLOOR
1195 sq.ft. (111.0 sq.m.) approx.



1ST FLOOR
643 sq.ft. (59.8 sq.m.) approx.

TOTAL FLOOR AREA - 1838 sq.ft. (170.8 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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Local Authority
North Norfolk

Council Tax Band
D

Directions

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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