



Norwich Road, Smallburgh - NR12 9LU



## Norwich Road

Smallburgh, Norwich

Nestled within the PICTURESQUE setting of the NORFOLK BROADS and just a SHORT DRIVE to the stunning COASTLINE, this AWARD-WINNING architecturally designed PROPERTY and THREE SELF CONTAINED HOLIDAY LETS presents a UNIQUE OPPORTUNITY for a discerning buyer. Offering over 3000 sq. ft. (stms) of LUXURY LIVING to the main property, this 1970's built haven boasts a fully refurbished and modernised interior, comprising four bedrooms in the main house which seamlessly blend ELEGANCE and FUNCTIONALITY. Additionally, the property features THREE 2020 BUILT SELF CONTAINED HOLIDAY LET HOMES - each METICULOUSLY DESIGNED and EQUIPPED to offer exquisite comfort and PRIVACY to GUESTS. Two of the holiday lets are two bedrooms while the largest unit boasts a three-bedroom layout. The current owner has CULTIVATED the GROUNDS to host an array of animals that guests enjoy during their stay, all set on an EXPANSIVE 4.1 ACRE PLOT (stms) with the potential to generate some £90k in income per annum. The property also benefits from a generous double garage, up to 770 sq. ft. (stms) of STABLING and OUTBUILDINGS which overlook a vast courtyard area, creating a serene and harmonious ambience. Step into the great outdoors and be CAPTIVATED by the SURROUNDINGS that this EXCEPTIONAL ESTATE offers. Bask in the TRANQUIL SETTING of lush greenery and pristine landscaping that sets the scene for a truly idyllic living experience.



The meticulously maintained grounds provide an ideal space to unwind, entertain, or simply embrace nature's beauty. Whether it's a leisurely stroll through the CHARMING GARDENS, a peaceful morning coffee on the patio, or an evening spent gazing at the starlit sky, the outdoor space at this property offers boundless opportunities for relaxation and recreation. Embrace the tranquility of the countryside as you take in the PANORAMIC VIEWS of the NORFOLK COUNTRYSIDE, and revel in the proximity to the coastline, allowing you to enjoy the best of both worlds. This property truly epitomises a HARMONIOUS BLEND of LUXURY LIVING, natural beauty, and potential income generation.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: F

The property is situated in a fantastic rural location. There are wonderful walks in the local area including Weavers Way, quiet country cycling routes and access to the broads with its wildlife, sailing and fishing. The property is situated just 2.5 miles from the small broadland market town of Stalham which has an edge of town supermarket and is additionally well serviced for good local shopping, schools, surgery, banks, post office and other local amenities. About 5 miles to the South is the broadland town of Wroxham which also has a wide range of local amenities and a railway line to Norwich. The Cathedral City of Norwich has a vibrant business and cultural community and is home to the Norwich and Norfolk festival now one of the largest in the country. There is a mainland railway station at Norwich to London Liverpool Street and to the North of the City Norwich International Airport.



## SETTING THE SCENE

Set back from the road on a long sweeping driveway, you pass the well kept gardens and paddocks enclosed with post and rail fencing, where the main property comes into view. With private parking to the front, the double garage sits to the side, with an opening to the courtyard and stable area. Parking runs alongside the stables, with the holiday lets set to the rear of the plot, with private guest parking outside each unit. Field views line the side and rear of the plot, enhancing the views and creating a charming setting.

## THE GRAND TOUR - The Main Property

Once inside, a warm and inviting hall entrance adorned with wood panelling and herringbone wood block flooring underfoot. This sizeable room leads to the rear stables and courtyard, with built-in storage and stairs rising to the first floor landing. A ground floor W.C is neatly tucked into one corner. With high ceilings and exposed timber beams, the feature fire place creates an ideal focal point to the room, perfect for a roaring fire in the winter months. Full height windows face to the front with French doors adjacent, flooding the room with natural light. The study creates a calming space with a full width window overlooking the grounds, with a striking décor and high ceilings. The centrepiece of the ground floor is the 29' kitchen/dining space, with no less than five windows providing natural light and attractive views. The Sincero kitchen has been fully re-fitted with a high specification finish, central island and quartz surfaces. A suite of integral appliances include a ceramic hob, twin built-in electric ovens and a warming drawer. Space is provided for an American style fridge freezer, with a dishwasher and wine cooler integrated. With oak wood work and tiled flooring underfoot, there is ample space for dining and entertaining, along with soft furnishings. A walk-in pantry cupboard offers a bespoke finish with beautiful hand crafted wood work. Completing the property is the garden room extension, sitting under a glazed roof lantern and recessed spotlights, with triple aspect views and French doors leading out, and tiled flooring with under floor heating underfoot.

Adorned with exposed brick work, the galleried landing utilises space and light to create an impressive gateway to the first floor. The main suite sits to the right hand side, entered via a spacious dressing room complete with a full width window to side. The bedroom itself enjoys impressive tree lined garden views, and a private en suite bathroom which is ready to be personalised by a new occupier. The second double bedroom offers double aspect views and a useful en suite cloakroom. The final two double bedrooms enjoy garden views, with one including a bespoke feature vanity and sink unit. The four piece family bathroom includes a shaped panelled bath, with a shower and full tiling.

## THE GRAND TOUR - Outbuildings

Seven independent stables and an outside W.C form part of the main stable block. An exterior utility room is used for the upkeep and maintenance of the holiday lets, including useful storage, central heating boiler and space for laundry appliances. A walk-in storage cupboard sits to one side, with tiled flooring for ease of maintenance.

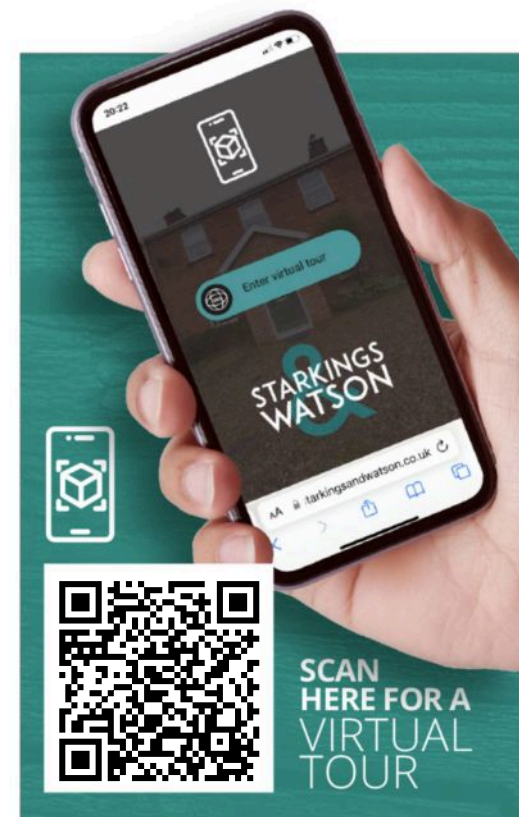
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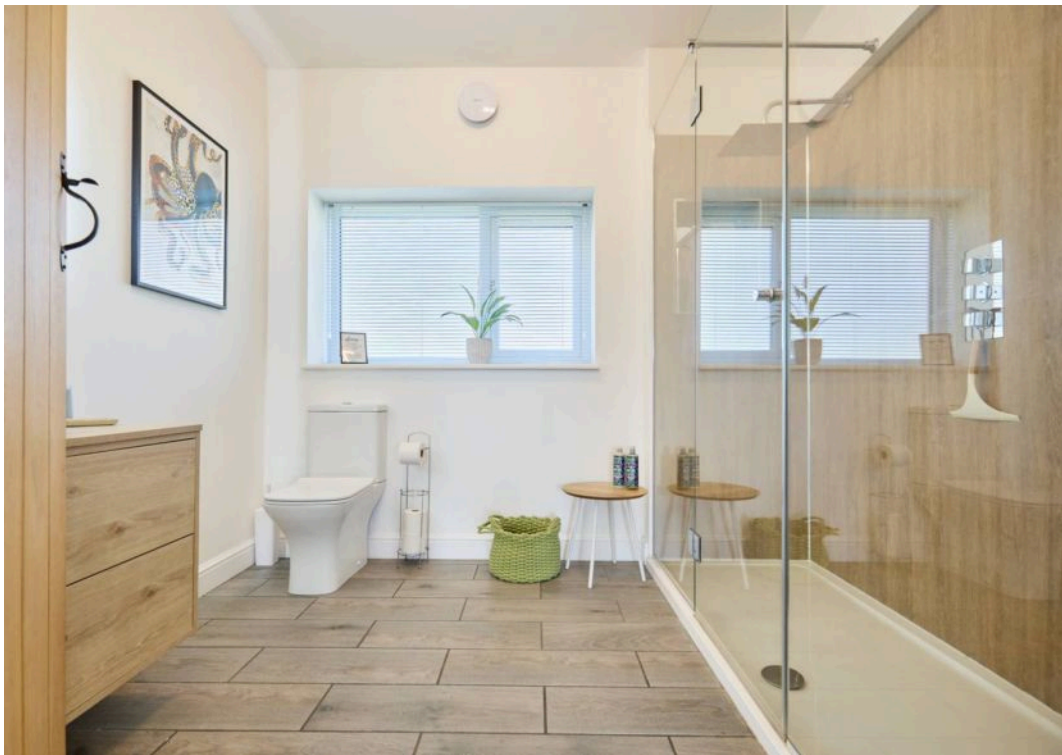
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## THE GRAND TOUR - Oak Farm Holiday Lets

The holiday let complex was built in 2020, and designed specifically for the purpose of short term lets. Using Air BnB, the vendor manage their own bookings, generating a generous income. The holiday let complex includes an external utility space which houses the various utilities and under floor heating which is powered via an air source heat pump. Each unit is finished to an extremely high standard, with a feature wood burner and underfloor heating, whilst being sold fully equipped. The bedrooms are all carpeted and include hanging rail space, whilst the shower rooms are complete with attractive splash backs, heated towel rails and a feature vanity unit.

- Beech Place is a two bedroom holiday let, centred on a 26' kitchen/living space with two bedrooms and a shower room.
- Willow Place centres on a 34' open plan living space and kitchen, with two rear facing bedrooms and a private shower room.
- Acorn Place is the largest unit, with a 34' open plan living space and kitchen, with three bedrooms and a shower room.







## THE GREAT OUTDOORS

The property is surrounded by over four acres (stms) of mature gardens. With extensive areas of meadow, a separate orchard, and courtyard garden can be found, with various paddocks and traditional stables. The formal gardens wrap around the main property, with the vast courtyard offering a utility or garden space to suit a buyers needs. An abundance of fruit trees can be found within the property, with a wide variety of mature trees and shrubbery, all giving a hint of the field views beyond. The double garage adjoins the house offering storage or parking, with power and lighting. The stable block leads from the garage with a useful arch to the driveway.

## FIND US

Postcode : NR12 9LU

What3Words : ///earphones.implore.pitchers

## VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

## AGENTS NOTES

The property utilises a private sewerage treatment plant.

Award Winning Architecturally Designed Property

- Norfolk Broads Setting & Short Drive to the Coastline
- Unique 3000+ Sq. ft (stms) Home with Double Garage
- 2020 Built - Three Self Contained Holiday Let Homes of 2460 Sq. ft (stms)
- Approx. 4.1 Acre Plot (stms)
- Up to 770 Sq. ft (stms) of Stabling & Outbuildings
- Fully Refurbished & Modernised Interior
- Potential for £100k + Income PA





Ground Floor Building 1



Floor 1 Building 1

Ground Floor Building 2



**Approximate total area<sup>(1)</sup>**

6271.36 ft<sup>2</sup>  
582.63 m<sup>2</sup>

**Reduced headroom**

61.43 ft<sup>2</sup>  
5.71 m<sup>2</sup>



Ground Floor Building 3

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



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