



THE STORY OF

# Charles House

*Neatishead, Norfolk*

**SOWERBYS**



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# Charles House

School Lane, Neatishead, Norfolk  
NR12 8EW

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Impressive Detached Family Residence  
Sought-After Village Setting in Neatishead  
Close to the Norfolk Broads  
Stunning Bespoke Granite-Topped Kitchen  
Open-Plan Living Options  
Four Well-Proportioned Double Bedrooms  
Principal Suite with Dressing Room  
Double Garage and Ample Parking  
Beautifully Landscaped Suntrap Gardens  
Excellent Access to Waterside Lifestyle

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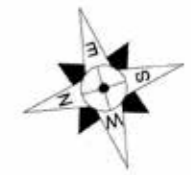
Set on the fringes of the Norfolk village of Neatishead, Charles House is an elegant and beautifully presented family home, perfectly positioned to enjoy the renowned waterways and idyllic lifestyle of the nearby Norfolk Broads. Occupying mature and private grounds, this impressive residence blends timeless character with modern comfort, all within easy reach of scenic waterside walks, sailing opportunities and charming village amenities.

The property is approached via a shingled driveway providing extensive off-road parking alongside a double garage with electric doors. Inside, a bright and welcoming reception hall introduces the beautifully arranged accommodation.

At the heart of the home lies the magnificent 28ft kitchen/breakfast room, thoughtfully redesigned with bespoke cabinetry and stunning granite worktops. Perfectly suited to modern family life and entertaining alike, the space features integrated appliances, a central island with breakfast bar seating and generous dining space, all flooded with natural light – a wonderful way to start the day. A practical utility room provides the perfect practical accompaniment to the kitchen.

The spacious sitting room is centred around a brick-built fireplace with inset wood burner, creating a warm and inviting atmosphere, whilst french doors open onto the terrace and gardens beyond. A formal dining room provides an ideal setting for entertaining, while a versatile study offers flexibility for home working or additional reception space.

To the first floor are four well-proportioned bedrooms, including a principal suite with dressing room and en-suite shower room. The remaining bedrooms are served by a stylish family bathroom with four-piece suite.



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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Outside, the gardens have been beautifully maintained and thoughtfully landscaped to create a private and peaceful setting. Designed to capture the sun throughout the day, the garden is a wonderful suntrap, with terraces ideal for al fresco dining and relaxed summer evenings. Raised vegetable beds, a greenhouse, timber shed and wood store complete what is a feature packed home ready to provide the new occupants with the most idyllic and fulfilling of lifestyles.



# Neatishead

**YOUR GATEWAY TO NORFOLK'S  
TRANQUIL BEAUTY**

The charming village of Neatishead is located in the Norfolk Broads, known for its scenic beauty, historic landmarks, and tranquil environment.

The White House Stores community shop provides residents and holidaymakers alike with fresh bread and pastries, newspapers, groceries, coffee, and much more besides. The village boasts a lovely village green, an ideal spot for a leisurely stroll or a picnic, with benches and views of the traditional Norfolk cottages. St. Peter's Church stands proudly and is thought to date back to the 13th century.

At the heart of the community is the New Victory Village Hall, a welcoming venue that regularly hosts a variety of local events, activities, and gatherings throughout the year. From community celebrations and craft fairs to fitness classes and social events, the village hall plays an important role in bringing residents and visitors together. Families are also well served by Neatishead Church of England Primary School, a valued village school that contributes to the friendly, close-knit atmosphere Neatishead is known for.

Locals love to visit The White Horse Inn, a traditional Norfolk pub offering a cosy atmosphere and serving local ales and classic pub food.

For those who love to explore nature, there is a scenic circular walk that takes you past Barton Broad and along peaceful country lanes. Neatishead is ideally situated for exploring the wider Norfolk Broads area. Consider hiring a boat or joining a guided tour to experience the network of rivers and broads that make up this unique landscape.

Nearby, there are many attractions, including Hoveton Hall Gardens and Walled Garden, Wroxham Barns, and BeWILDerwood. There is something for everyone to enjoy.



## Note from Sowerbys



“The magnificent kitchen/breakfast room, with bespoke cabinetry and stunning granite worktops, is perfectly suited to modern family life and entertaining alike.”



### SERVICES CONNECTED

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

### COUNCIL TAX

Band F.

### ENERGY EFFICIENCY RATING

C. Ref:- 6600-3483-0522-8196-3523

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: ///lightly.parsnips.warm

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# SOWERBYS

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