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Point House, Threehammer Common, Neatishead, Norfolk, NR12 8BP

Point House is an exquisite 18th-century period residence, sympathetically and comprehensively renovated by the current owners to restore the property to its former glory. Set within a generous plot of approximately one-third of an acre, this exceptional home occupies a wonderfully position on the edge of the picturesque riverside hamlet of Threehammer Common, just south of Neatishead. Surrounded by the unspoilt landscape of the renowned Norfolk Broads, Point House is perfectly placed for those seeking a peaceful rural lifestyle, with the region's unique waterways and abundant wildlife right on the doorstep. Nearby Alderfen Broad leads to the larger Barton Broad, the second-largest Broad within the Broads National Park and an area managed by the National Trust, offering wonderful opportunities for boating, walking, wildlife watching and enjoying the natural beauty of this remarkable landscape.

Prominently positioned along the rural lane to the front, yet largely screened by established natural hedging, Point House enjoys an impressive degree of privacy. The property is approached from the rear via an enclosed hardstanding area, providing ample off-road parking and access to two sets of double garages. A timber gate leads into the beautifully landscaped south-easterly facing rear garden, thoughtfully designed and lovingly maintained by the current owners. The gardens provide a series of inviting spaces in which to relax and entertain, including several sun terraces, and a feature water fountain. A range of useful outbuildings further complements the grounds, adding both character and practicality.

Stepping inside Point House is quite literally like stepping back in time. The current owners have undertaken a remarkable renovation, with an exceptional level of care and attention to detail throughout. The result is a home where original period features have been beautifully preserved and celebrated, while modern comforts have been seamlessly incorporated.





- AMPLE OFF-ROAD PARKING
- IDYLIC WATERSIDE VILLAGE LOCATION
- STUNNING PRESENTATION THROUGHOUT

- DETACHED 18TH CENTURY PERIOD PROPERTY
- THREE BEDROOMS, ALL WITH BUILT IN STORAGE
- TWO SETS OF DOUBLE GARAGES & OUTBUILDINGS

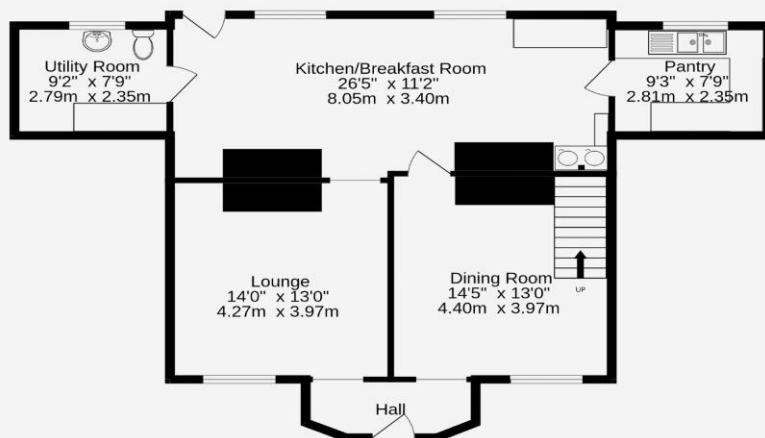
- PLOT EXTENDING TO AROUND A THIRD OF AN ACRE
- AROUND THIRTY MINUTES TO NORWICH & COASTLINE
- WELL-TENDED SOUTH EASTERLY FACING REAR GARDEN

The property can be entered either through the welcoming front hall or directly into the impressive kitchen/breakfast room from the rear. Both entrances immediately reveal the quality and character of the accommodation, with original-style woodwork, period flooring, exposed beams and handsome fireplaces combining to create an exceptional family home. Two elegant reception rooms occupy the front of the property, while the kitchen/breakfast room is complemented by a separate utility room and pantry. Upstairs, the period detailing continues, with three well-proportioned bedrooms, all benefiting from built-in storage, together with a beautifully appointed family bathroom. Outside the property, the exceptional surroundings provide endless opportunities for both relaxation and recreation.

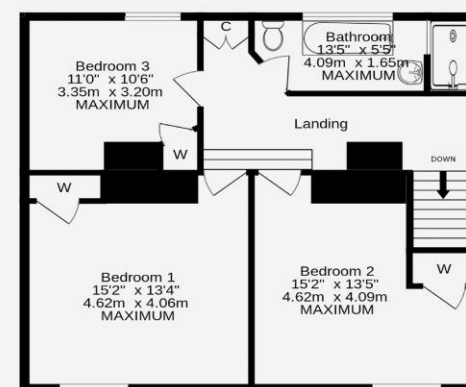
Whether enjoying the tranquillity of the garden, exploring the nearby waterways or taking to the Broads by boat, Point House offers an enviable connection with the unique Norfolk landscape. The location is equally appealing. The neighbouring village of Neatishead is home to the popular White Horse Inn, offering fine food and locally brewed refreshments. Wroxham, widely regarded as the capital of the Norfolk Broads and home to the Norfolk Broads Yacht Club, is less than five miles away. The beautiful sandy beaches of the North Norfolk coast can be reached in approximately 30 minutes, while the historic Cathedral City of Norwich, with its excellent shopping, dining, culture and amenities, is also within easy reach.



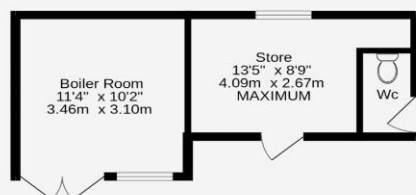




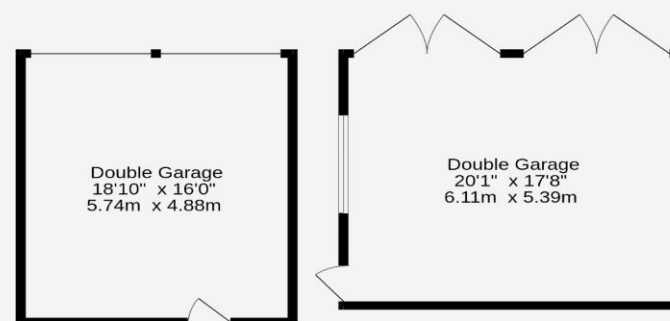
Ground Floor
800 sq.ft. (74.3 sq.m.) approx.



1st Floor
664 sq.ft. (61.7 sq.m.) approx.



Outbuildings
230 sq.ft. (21.4 sq.m.) approx.



Garages
656 sq.ft. (60.9 sq.m.) approx.

TOTAL FLOOR AREA : 2349 sq.ft. (218.3 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		





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