



Marsh Road The Common, Limpenhoe - NR13 3HU

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WATSON**

HYBRID ESTATE AGENTS



## Marsh Road The Common

Limpenhoe, Norwich

OCCUPYING AN ENVIABLE 3.58 ACRE PLOT (stms) in a RURAL VILLAGE SETTING, this exceptional countryside residence offers approximately 2779 sq. ft (stms) of beautifully appointed accommodation in the main house, seamlessly blending PERIOD CHARACTER with MODERN LUXURY. The property further benefits from a SELF-CONTAINED ANNEXE, perfect for multi-generational living or guest accommodation, and EXTENSIVE GARAGING extending to over 2105 sq. ft (stms), including a double garage, four single garages, and an oversized workshop/garage, each with independent access, power, and lighting. The property welcomes you with a GRAND ENTRANCE HALL leading to THREE GENEROUS RECEPTION ROOMS, featuring HIGH CEILINGS and original fireplaces, including a 27' Sitting Room, 16' Dining Room and 15' Family Room - creating a light and inviting atmosphere throughout. A 26' KITCHEN/BREAKFAST ROOM forms the heart of the home, with bespoke cabinetry, a central breakfast bar, and ample space for family dining. There is a separate utility room and TWO DEDICATED STUDY SPACES, ideal for home working or creative pursuits, alongside a W.C, shower room and utility room. Upstairs, FOUR WELL-PROPORTIONED BEDROOMS include a PRINCIPAL SUITE with a period style EN SUITE SHOWER ROOM, while the family bathroom is finished with elegant PERIOD STYLE TILING.



THE GREAT OUTDOORS truly sets this home apart. The formal gardens are landscaped, with lush lawns, mature borders, and a RAISED DECKED SEATING AREA that wraps around the property, offering an idyllic setting for al fresco dining and entertaining. The elevated position provides sweeping, far-reaching views across the surrounding countryside, marshland, and woodland, all within the Norfolk Broads Authority catchment area. Beyond the formal gardens, the grounds transition into a unique natural environment, including MARSHLAND and TWO MEADOW AREAS, creating a haven for local wildlife and offering year-round interest.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Extensive Countryside Home Occupying a 3.58 Acre Plot (stms)
- Approx. 2779 Sq. ft (stms) of Accommodation in the Main House
- Self Contained Annexe & Extensive Garaging Extending to Over 2105 Sq. ft (stms)
- Character Features & High Ceilings with a Light and Bright Feel
- Three Reception Rooms & Two Study Spaces
- 26' Kitchen/Breakfast Room & Separate Utility Room
- Four Bedrooms with an En Suite Shower Room & Family Bathroom with Period Style Tiling
- Formal Gardens with a Raised Seating Area, Marshland, Woodland & Far-Reaching Countryside Views



The rural village of Limpenhoe is on the edge of the Norfolk Broads, approximately 10 miles to the east of the City of Norwich, and approximately 5 miles from the market town of Acle. Local schooling can be found in Cantley which is approximately 1 mile away and high schooling in Acle. The City of Norwich offers a comprehensive range of shopping, leisure and cultural facilities as well as a main line railway station serving London Liverpool Street.

#### SETTING THE SCENE

With an attractive lawned frontage and shingle driveway, views can be enjoyed over the open fields to front. A timber five bar gate leads to the courtyard parking area, whilst potential exists to reinstate a side driveway to the integral garage block. Independent access leads to the main property and annexe, whilst the courtyard also includes an attractive tiled pathway to a rear entrance.

#### THE GRAND TOUR

The hall creates a grand entrance, adorned with attractive tiled flooring, and stairs sweeping to the first floor. A home office and study is tucked neatly to one side with views across the gardens and fields. Sitting opposite a formal dining room allows for a range of uses, with dual aspect views and a feature fireplace. The entrance hall continues with a full glazed walk-way, enjoying views over the courtyard through full height windows. A further study/studio room includes various built-in storage. The dual aspect family room is currently used as a studio space, enjoying a light and bright feel with tiled flooring - a self contained side door allows for independent access. The showpiece of the ground floor is the large sitting room, once again enjoying dual aspect views, and a feature fireplace with an inset cast iron wood burner. Fitted carpet runs underfoot for a cosy feel, whilst in the summer months, French doors open to the raised exterior seating - blending the stunning surrounds and nature within. Doors lead from the hall entrance and sitting room to the kitchen/breakfast room. Extensive storage can be found within the kitchen, along with a breakfast bar. Cooking appliances include an inset electric ceramic hob and built-in eye level electric double oven, integrated fridge freezer and space for a dishwasher. Tiled floor runs underfoot for ease of maintenance, with dual aspect garden views, French doors to the outside seating, and ample space for dining table or soft furnishings. A side lobby leads to the utility room, W.C and shower room. Tiled flooring continues for ease of maintenance, with a front access door. The utility room includes a range of storage, and space for laundry appliances.

The first floor galleried landing leads to the four double bedrooms, all finished with fitted carpet and enjoying amazing rural views. A large walk-in storage cupboard and airing cupboard can be found on the landing, along with the family bathroom. The dual aspect main bedroom is a fantastic size, with a private en suite shower room including period tiling and a walk-in shower cubicle. The four piece family bathroom is finished with half tiled walls in a period style, including a separate bath and walk-in shower cubicle.

The annexe is detached from the main house and accessed via its own front door. The living and kitchen space is fully open plan, with a light and bright feel, garden views, and ample space for soft furnishings and a dining table. An L-shaped run of kitchen units allows space for an electric cooker and white goods, with tiled splash-backs. A double bedroom leads off, with an en suite shower room including a walk-in double shower cubicle and airing cupboard.

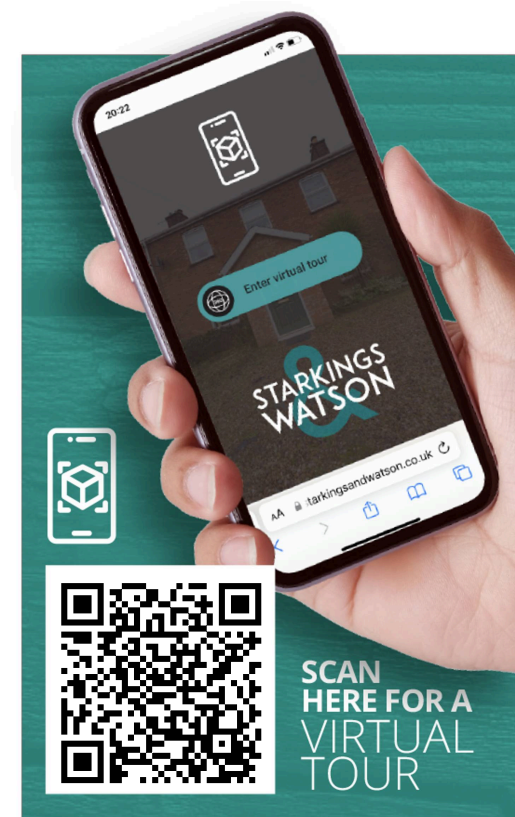
#### FIND US

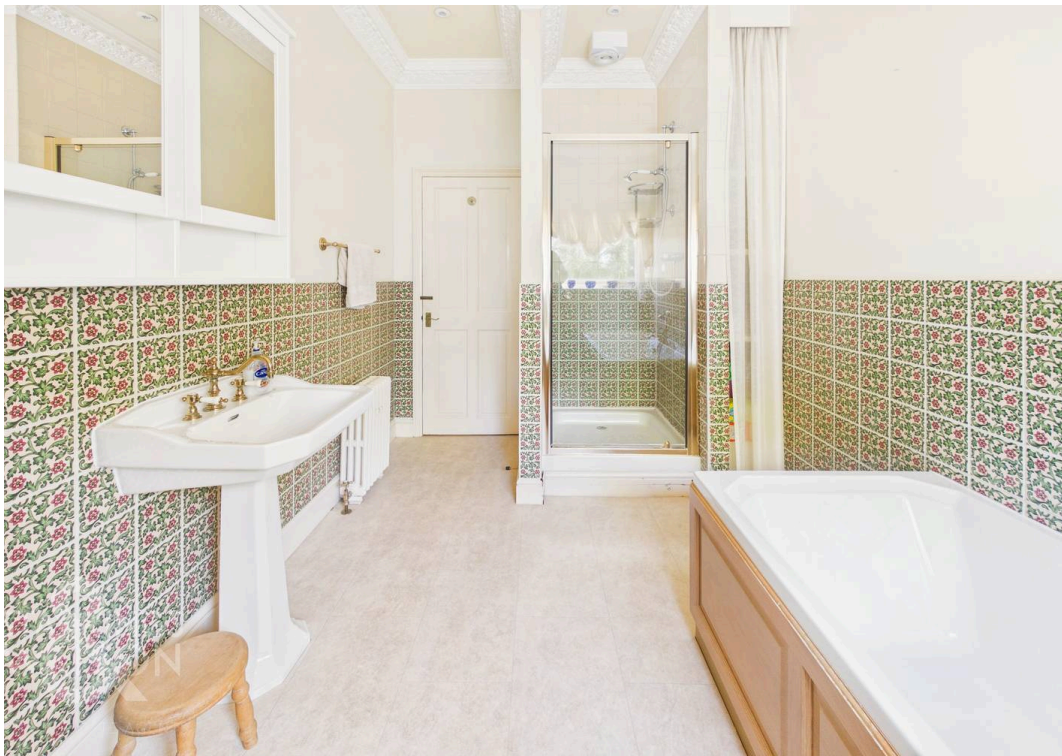
Postcode : NR13 3HU

What3Words : ///respect.sprinkler.moguls

#### AGENTS NOTES

An air circulation system is installed on the first floor, whilst the property uses a private sewerage treatment plant.







## THE GREAT OUTDOORS

Set within an impressive 3.57 acre plot (stms), the grounds offer a wonderful blend of formal landscaping and open space. Immediately surrounding the main house, a beautifully arranged formal garden is complemented by a raised decked seating area which wraps around the property, creating the perfect space for outdoor entertaining. From here, the elevated position provides a superb vantage point across the gardens and surrounding wildlife – ideal for enjoying sunset views with a glass of wine or hosting summer barbecues. Beyond the formal gardens, the land extends into a truly unique setting within the Norfolk Broads Authority catchment. The grounds transition into a mix of marshland and two smaller meadow areas, offering a natural haven rich in wildlife and ever-changing seasonal interest. A charming sycamore woodland gently divides the plot, adding character and privacy, while far-reaching field views surround the property, enhancing the sense of space and tranquillity. A courtyard-style driveway provides access to the main house, annexe, and extensive garaging, completing this exceptional outdoor offering that perfectly balances lifestyle, nature, and practicality. The annexe and garage building extends to over 2105 Sq. ft (stms), with a double garage, four single garages and an oversized work shop/garage - all offering independent access, power and lighting.

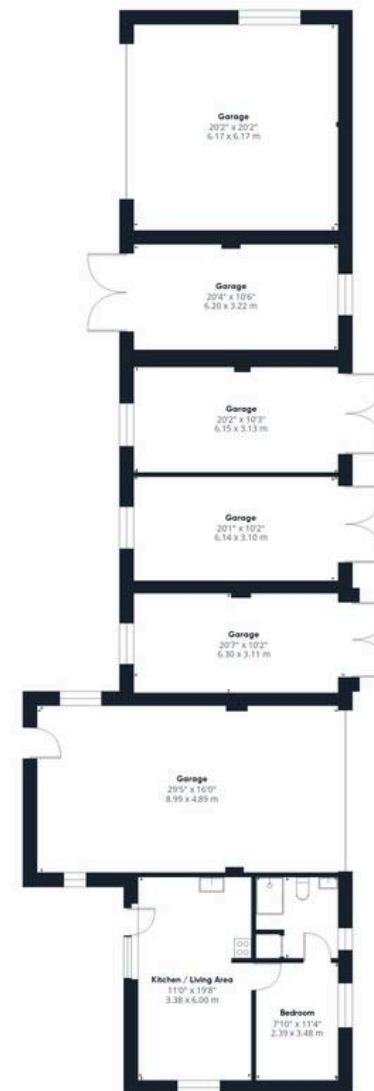




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

4884 ft<sup>2</sup>  
453.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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