



THE STORY OF

# The Toll House

*Bramerton, Norfolk*

SOWERBYS



THE STORY OF

# The Toll House

Woods End, Bramerton, Norfolk  
NR14 7ED

---

Brilliantly Unique Family Home

Elevated Position with Far-  
Reaching River Yare Views

Desirable Waterside Setting with  
Private Mooring in Bramerton

Generous Plot Offering Privacy and Space

Detached Garage and Versatile Outbuilding

Over 1,400 Sq. Ft. of Well-  
Proportioned Accommodation

Three Comfortable and Well-Balanced Bedrooms

Opportunity For Modernisation  
and Enhancement

Light-Filled Reception Rooms  
with Scenic Outlooks

Convenient Access to Norwich  
and Everyday Amenities

---

**SOWERBYS NORWICH OFFICE**

01603 761441

[norwich@sowerbys.com](mailto:norwich@sowerbys.com)



Set along the highly coveted Woods End in the picturesque riverside village of Bramerton, this individual home offers a rare opportunity to acquire a property of genuine character with outstanding potential. Elevated within its generous plot, the house enjoys far-reaching views across the River Yare and surrounding countryside, creating an enchanting and ever-changing backdrop, further enhanced by the rare benefit of a private mooring — a privilege not afforded to all homes along this stretch.

Approached via a sweeping driveway, the property immediately conveys a sense of privacy and space. The accommodation extends to over 1,400 sq. ft. and is well-proportioned throughout, with a layout that lends itself perfectly to a sociable yet traditional way of living. The ground floor offers a comfortable sitting room with large picture windows framing the river views, alongside a generous dining room, kitchen, utility and a west-facing conservatory providing an idyllic spot for long evenings with friends and family.

Upstairs, three bedrooms are arranged around a central landing, each enjoying a pleasant outlook, while the principal rooms benefit from particularly impressive vistas across the water and open landscape beyond.

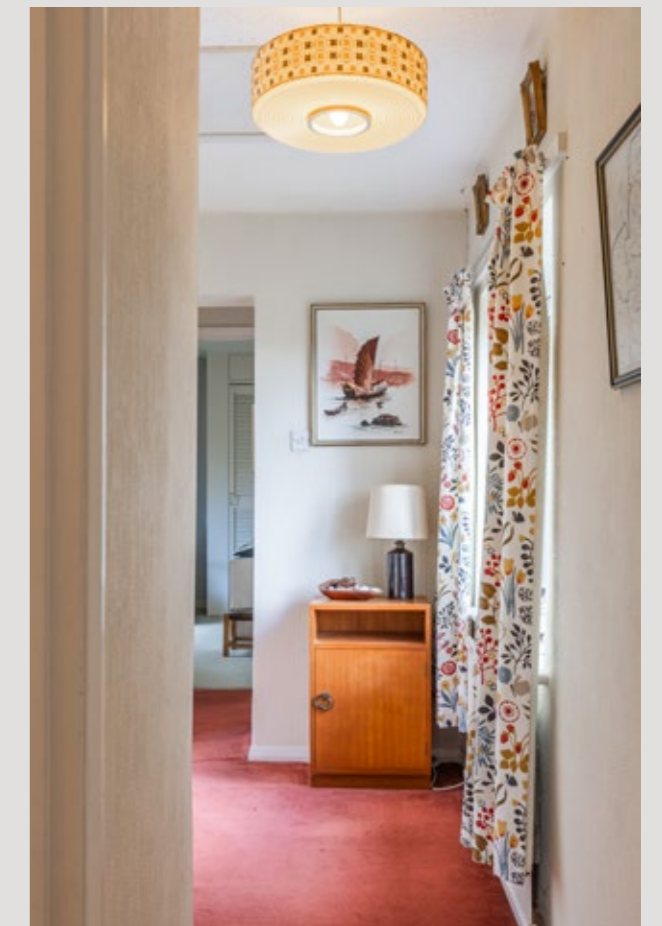
Externally, the grounds wrap around the property, providing a wonderful sense of seclusion. The detached garage and additional outbuilding further enhance the versatility on offer, whether for storage, workshop use or potential conversion. The inclusion of a private mooring adds a further dimension to the lifestyle here, offering direct access to the river.

The Toll House's unique setting, private mooring and exceptional views create a superb opportunity for those seeking a rewarding lifestyle in one of South Norfolk's most desirable riverside settings.





A distinctive home  
offering character,  
charm and exceptional  
potential





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.

Copyright V360 Ltd 2026 | www.houseviz.com

# Bramerton

SURROUNDED BY THE NATURAL BEAUTY OF THE BROADS



Situated in a rural setting, Bramerton offers a peaceful and idyllic environment for residents. The village is known for its beautiful countryside on the edge of the river Yare, and a strong sense of community, with a lovely riverside pub and well-known Norfolk Vineyard.

One of the highlights of living in Bramerton is its close proximity to the city of Norwich. Just a short drive away, Norwich provides access to a wide range of amenities, including shopping centres, restaurants, cultural attractions, and entertainment venues. This makes Bramerton an ideal location for those who appreciate the tranquillity of village life but still want easy access to urban facilities.

In addition to its proximity to Norwich, Bramerton is also located near the famous Norfolk Broads. This unique and expansive network of rivers and lakes offers opportunities for boating, fishing, birdwatching, and enjoying the natural beauty of the area. Residents of Bramerton have the advantage of being able to easily explore and take part in the recreational activities offered by the Broads.

Overall, Bramerton is a desirable location for those seeking a peaceful and scenic place to live, with the added benefit of being within reach of both city amenities and natural attractions.



## Note from Sowerbys



“An elevated position capturing far-reaching views across the River Yare and open countryside”



### SERVICES CONNECTED

Mains water and electricity.

### COUNCIL TAX

Band F.

### ENERGY EFFICIENCY RATING

To be confirmed.

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: ///moment.twin.calculate

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS

Sowerbys Estate Agents Limited is a company registered  
in England and Wales, company no: 05668606.  
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

