

# EXCEPTIONAL

by **property**ladder



HOLLY COTTAGE, CHURCH LANE, WROXHAM,  
NORFOLK NR12 8SH





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# HOLLY COTTAGE, CHURCH LANE, WROXHAM, NORFOLK NR12 8SH

## DREAM HOME ON THE NORFOLK BROADS

Nestled along a secluded, leafy lane, this exceptional property boasts its own river frontage and mooring, offering a rare opportunity to own a piece of the highly sought-after Norfolk Broads. Thoughtfully extended and improved, this family home is the perfect countryside retreat.

Originally divided into two parts, the main house and an annex, this versatile property now features four spacious bedrooms, three modern bathrooms, and four inviting reception rooms. The well-appointed kitchen-dining room, dedicated study, and charming conservatory add to the home's appeal.

Set on a mature plot of over half an acre (subject to measured survey), the property includes a large driveway and a substantial split-level rear garden. The garden extends to approximately half an acre, leading down to a tranquil, unspoilt section of the River Bure.

Here, you can enjoy picturesque views and a total river frontage of approximately 40ft, complete with a quay-headed side-on mooring.



# ACCOMMODATION

## **LIVING ROOM** 15'5" x 12'11" (4.69m x 3.93m)

A double-glazed window at the rear allows natural light to flood the room, creating a bright and airy atmosphere. The sliding patio doors to the side provide easy access to the outdoors, perfect for enjoying a seamless indoor-outdoor living experience.

At the heart of the room is an open brick fireplace with a wooden hearth, adding a touch of rustic charm and warmth. This feature is perfect for cozy evenings by the fire. Additionally, a window and door lead to the next room, enhancing the flow and connectivity of the space.

## **CONSERVATORY:** 17'5" x 16'5" (5.31m x 5.01m)

This space features a charming brick and timber construction with patio doors leading to the rear garden. A radiator ensures warmth, and a side door provides easy access to the side garden. This area combines practicality with aesthetic appeal for a versatile and inviting environment.



## **DINING ROOM:** 12'11" x 11'6" (3.93m x 3.50m)

This room features a double-glazed window to the side, a charming brick chimney breast with a brick hearth and wooden mantle, and a radiator for warmth. A serving hatch adds convenience, and a door leads to the Reception Room, enhancing the flow of the space.

## **KITCHEN BREAKFAST ROOM** 18'6" x 9'3" (5.63m X 2.81m)

The space is fitted with a sleek range of wall and base units, complemented by elegant work surfaces. There is ample space provided for a fridge/freezer and dishwasher.

Cooking enthusiasts will appreciate the integrated double oven and gas hob, whilst the breakfast bar offers a casual dining spot, ideal for morning coffee or quick meals. This sociable kitchen seamlessly flows into the open-plan living room, creating a perfect setting for entertaining guests or enjoying family time.





### ENTRANCE HALL

With large storage cupboard

### DOWNSTAIRS W.C.

Two-piece suite comprising of low level w.c. and hand wash basin with and radiator.

### BATHROOM

This bathroom features a sleek white three-piece suite, including a panel bath with a shower over, a low-level WC, and a hand wash basin with tiled splashbacks.

### RECEPTION ROOM 16'6 x 8'8 (5.02m x 2.65m)

A light and airy bay fronted room, easily adapted to number of uses.

### UTILITY AREA

Base level units, single sink and drainer unit, stairs to first floor landing and door to:

### RECEPTION ROOM 16'6 x 10'6 (5.02m x 3.20m)

A light and airy bay fronted room with front facing French doors. Door to:

### LOBBY:

With storage cupboard and doors to:

### SHOWER ROOM:

This shower room features a sleek white three-piece suite, including a shower enclosure, a low-level WC, and a hand wash basin with tiled splashbacks. There is also a generous storage cupboard.

### STUDY 11'0 x 7'5 (3.36m x 2.27m)

A light and airy dual aspect room, perfect for home working.



### FIRST FLOOR LANDING

Doors to three bedrooms, the family bathroom and a storage cupboard.

### BEDROOM ONE: 15'5 x 12'11 (4.69m x 3.93m)

A dual aspect double room with windows to side and rear. A large dressing room completes the suite.

### BEDROOM TWO: 12'11 x 11'6 (3.93m x 3.50m)

A double room with a window to side aspect.

### BEDROOM THREE: 9'3 x 8'5 (2.81m x 2.56m)

A single room with a rear facing window.

### BATHROOM 10'5 x 5'10 (3.17m x 1.77m)

A beautifully modernised suite featuring a panel bath, separate shower enclosure, wash basin, WC and heated towel radiator.

### BEDROOM FOUR: 20'5 x 15'0 (6.23m x 4.58m)

A beautiful light and airy dual aspect room with lots of fitted storage. This room is accessed via its own staircase.

# OUTSIDE

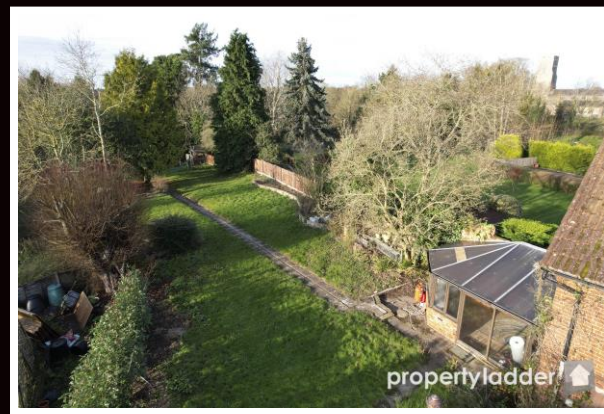
**“A gorgeous riverside plot that extends to over half of an acre”**  
(SUBJECT TO MEASURED SURVEY)

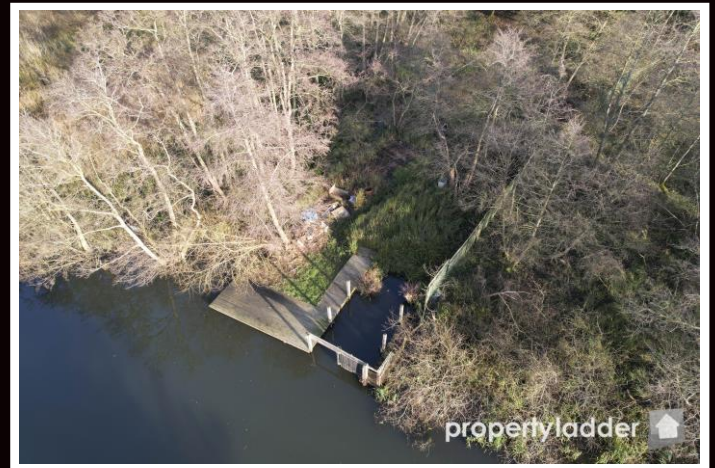
As you approach this charming property, you'll be greeted by gated access leading to a spacious driveway, providing ample parking for multiple vehicles. Double gates open to reveal the expansive split-level rear garden, which extends to approximately half an acre.

This serene outdoor space leads down to a tranquil, unspoilt section of the River Bure, offering breathtaking views over the water. The property boasts a total river frontage of around 40ft, including a quay-headed side-on mooring measuring approximately 25ft.

The rear garden is predominantly laid to lawn and features a well-established selection of mature trees, shrubs, and flowering borders, ensuring a high degree of privacy.

Additional amenities include a timber shed and a brick workshop/store room, making this garden a true haven for relaxation and outdoor activities.





## LOCATION

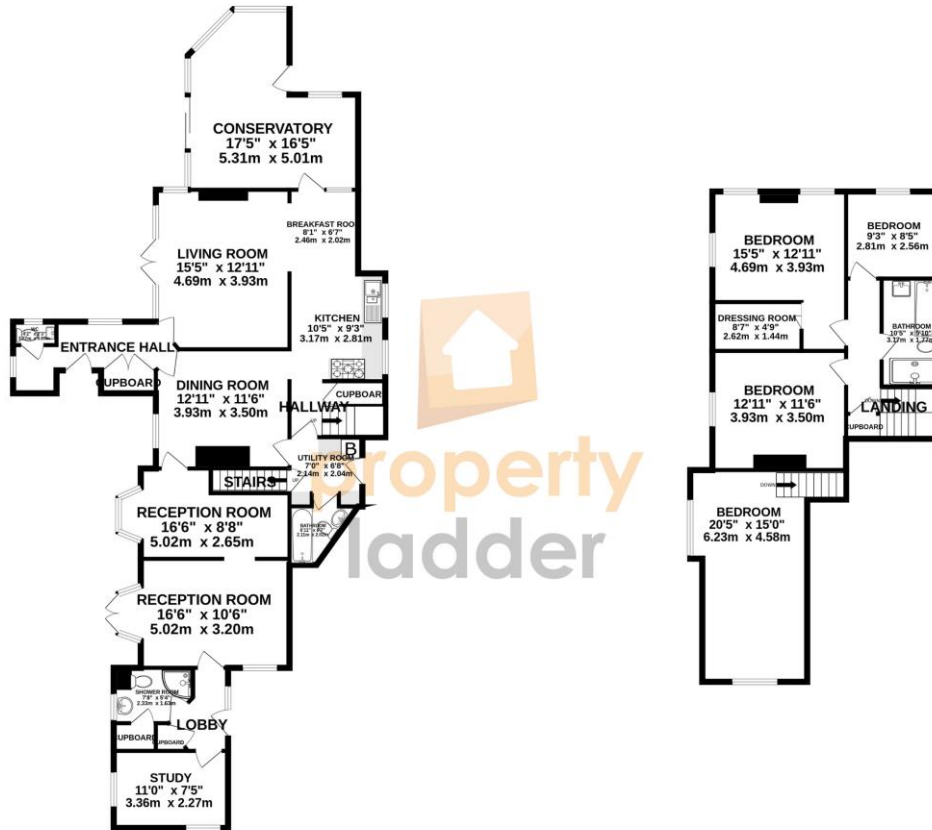
Church Lane offers a serene and private setting, making it one of the most sought-after locations in Wroxham. This quiet lane is within walking distance of the vibrant heart of Wroxham, where you'll find a comprehensive range of amenities to cater to all your needs.

Living in Wroxham means enjoying the best of both worlds: the tranquillity of the countryside and the convenience of modern amenities. The village is often referred to as the "Capital of the Broads," and it's easy to see why. With its picturesque setting on the southern bank of the River Bure, Wroxham is surrounded by the stunning landscapes of the Norfolk Broads, a unique network of shallow lakes and wetlands<sup>1</sup>.



GROUND FLOOR  
1373 sq.ft. (127.5 sq.m.) approx.

1ST FLOOR  
784 sq.ft. (72.8 sq.m.) approx.



TOTAL FLOOR AREA : 2156 sq.ft. (200.3 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.  
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**SERVICES CONNECTED:** Mains water, electricity and drainage. Gas fired central heating

**COUNCIL TAX:** F - Broadland District Council

**ENERGY PERFORMANCE RATING:** C 70

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