



LOW ROAD, MARTHAM
£1,050,000 FREEHOLD

WATERSIDE
ESTATE AGENTS







LOW ROAD, MARTHAM, NORFOLK NR29 4RE

- Spacious and versatile rural residence
- Peaceful and private location
- South facing gardens and grounds extending to approximately 3 acres with paddock and stable block
- Self contained 1 bed annexe
- 5 double bedrooms
- 2 reception rooms, 29ft long kitchen/breakfast and study
- Double garage and extensive parking

A spacious and versatile rural residence, ideal for multi generation living set in a quiet and private location with grounds extending to approximately three acres including a large paddock, stable block and a double garage.

Tucked away in an extremely private and peaceful location, yet within easy reach of the Broads and the coast, this generous country home offers flexible accommodation that includes five double bedrooms, one en-suite shower room and a massive four piece family bathroom. A 29ft long kitchen/breakfast room, sitting room and a separate dining room with a high ceiling and panoramic views out over the garden. There is also a utility room and study which leads to a fully self-contained one bedroom annexe. Most of the rooms have plenty of eaves storage.

The gardens and grounds are well enclosed with extensive parking available, a detached double garage and a further detached stable block containing four stables.

A large well appointed family home with equestrian facilities in fully enclosed grounds, completely unseen from the nearest road or neighbour, yet only 1 mile from the river and 4 miles from the coast.

Early viewing is recommended.

ACCOMMODATION

Reception Hall

Impressive entrance hall with wooden floor, high ceiling and a Y-shaped staircase, radiator.





Inner Hallway

Wooden floor, coved ceiling.

Sitting Room: 20'0" x 13'0"

Bow window to front aspect looking out over the paddock. Coved ceiling, radiator, part glazed door.

Dining Room: 23'8" x 9'5"

A stunning room, ideal for entertaining with French doors and a wall of picture windows providing panoramic views of the rear garden. Set below the galleried first floor landing with three large Velux windows, this room feels particularly spacious and light. Wooden floor with under floor heating. Semi open plan to:

Kitchen/Breakfast Room: 29'8" x 12'2"

Another spacious room, and very much the hub of the house. An extensive range of quality kitchen units complemented by granite worktops with a large range style cooker (available by negotiation). Built in dishwasher, down lighters, coved ceiling, windows to side and rear, part tiled and part wooden floor with under floor heating.

Utility Room

Sink unit and drainer with storage units under. Plumbing for washing machine. Tiled floor with under floor heating. Window to side and rear, down lighters, coved ceiling, boiler cupboard, door to rear.

Cloakroom

W/c, wash basin, coved ceiling, down lighters, tiled floor with under floor heating.

Bedroom 4: 12'11" x 11'11"

Window to front aspect, coved ceiling, radiator.





Bedroom 5: 13'0" x 11'11"

French doors to side, radiator, coved ceiling.

Study: 15'2" x 11'6"

Window to front aspect, radiator, coved ceiling, door to:

SELF-CONTAINED ANNEXE

Perfect for an older relative or maybe a holiday letting unit, this well appointed and spacious annexe consists of:

Hallway

Open Plan Living Room and Kitchen/Breakfast Room: 16'9" x 12'7"

Dual aspect with French doors leading out to a private and enclosed section of the garden. Range of contemporary kitchen units with sink unit, drainer. Built in hob, oven and microwave and dishwasher. Coved ceiling with down lighters and built in speakers. Extractor fan and under floor heating.

Double bedroom: 11'11" x 10'0"

French doors out into the private garden. Range of fitted bedroom furniture. Radiator, coved ceiling with built in speaker.

Bathroom

Panelled bath with shower attachment and screen. Vanity wash basin with fitted storage and granite top. Under floor heating. Window to rear, down lighting, extractor and built in speaker.

Separate w/c

Hand basin and w/c with under floor heating.





FIRST FLOOR

Spacious galleried landing.

Wall lights, two radiators, built in cupboard.

Master Bedroom: 23'9" x 12'10"

Dual aspect radiator. Walk in wardrobe with radiator, fitted hanging space and loft access.

There is a very large internal loft space, which is fully boarded, with access from the master bedroom.

En-Suite Shower Room

Walk in shower, w/c vanity wash basin and fitted storage and granite top. Radiator/ towel rail, Velux window, fitted mirror and lighting.

Family Bathroom: 17'9" x 12'4"

Spacious and impressive with steps up to a large jacuzzi bath looking out over the rear garden and the open countryside beyond. Walk in shower, vanity wash basin, heated towel rail, fully walls, radiator, w/c, built in cupboard.

Bedroom 2: 20'0" x 10'10"

U-shaped room, radiator, window to front aspect.

Bedroom 3: 14'4" x 12'7"

Dual aspect with far reaching views, built in speakers, radiator, walk in wardrobe.

OUTSIDE

The total plot extends to approximately 3 acres and is approached via a long winding drive which leads down to the property.



There is extensive private parking with scope for the safe storage of multiple cars/boats/caravans. This in turn leads to a:

Double Garage: 24'10" x 24'10"

With power, light and remote controlled roller door.

Stable block

Currently arranged as a workshop and three stables with power and water supplied.

The area to the front of the house is arranged as a garden and a fully fenced paddock.

The area to the rear is arranged as a private well stocked garden with a variety of mature flower and shrub borders with an impressive summer house and two paved patio areas all enclosed by mature hedgerow borders.

The annexe also enjoys its own private garden area.

The property is surrounded by open farmland and is adjacent to a long established, highly regarded strawberry farm.

ADDITIONAL INFORMATION

Freehold

Services: Mains water and electricity

Septic tank drainage

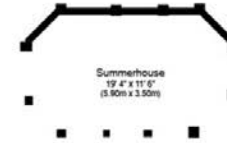
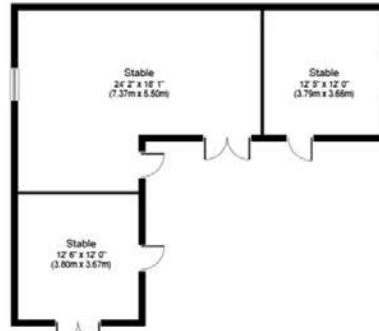
Oil central heating

Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

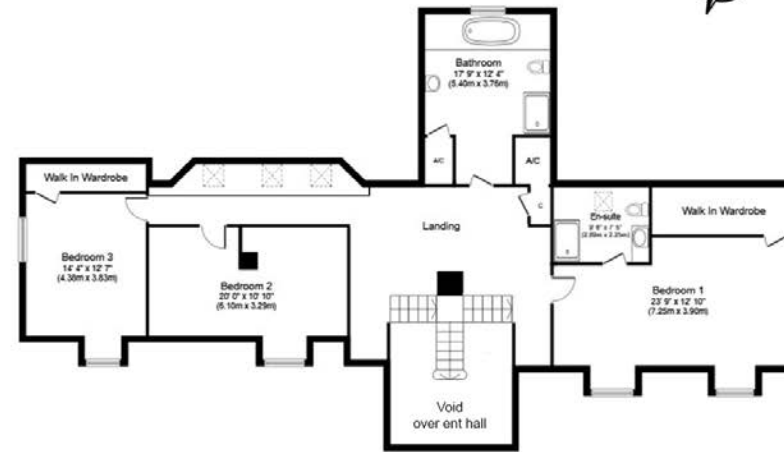
All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.





Ground Floor
Approximate Floor Area
2,251 sq. ft.
(209.1 sq. m.)



First Floor
Approximate Floor Area
1,451 sq. ft.
(134.8 sq. m.)

PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		76
(55-68)	61	
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





WATERSIDE ESTATE AGENTS
Broads Haven, Potter Heigham, Norfolk NR29 5JD

Tel: 01692 670400
Email: sales@watersideestateagents.com
www.watersideestateagents.com