



Charles House School Lane, Neatishead

Guide Price £725,000 - £750,000

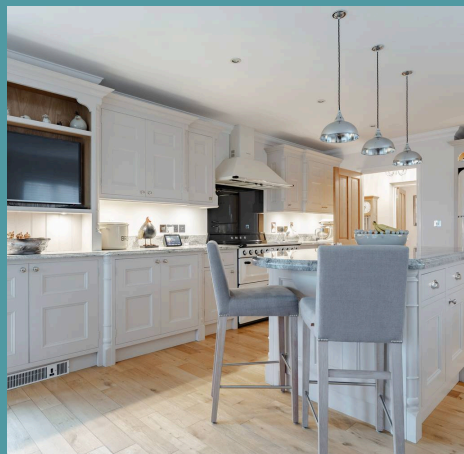
Charles House School Lane

Neatishead, Norwich

Proudly positioned in the quaint village of Neatishead, in the rural North-Norfolk district, lies this detached country residence that epitomises modern living. Showcasing an expansive 2770sqft of living space, with spacious and flexible accommodation that can adapt to your own lifestyle preferences. Highlighting a brand new kitchen/breakfast room, a grand sitting room, a formal dining room, a versatile study, a principal suite flaunting a private dressing room and en-suite, three additional bedrooms and a bathroom. The exterior is equally as impressive, with well-established grounds that have been lovingly maintained over the years, as well as a shingle driveway and a double garage. Experience the high-end lifestyle that this residence offers, within a close-knit community village.

Location

Neatishead is a small, picturesque village located in the county of Norfolk. Situated in the heart of the Broads National Park, it is known for its serene rural setting and proximity to the beautiful Norfolk Broads, a network of rivers and lakes that attract boating enthusiasts, nature lovers, and tourists alike. The village itself is home to charming cottages, a historic church, a village shop, a welcoming pub, a village hall that hosts events, a boat yard and traditional English countryside landscapes, including the scenic Barton Broad river. Neatishead is well connected by road and lies approximately 8 miles east of the market town of North Walsham, making it an ideal spot for those seeking a peaceful rural lifestyle while being within easy reach of larger towns and the Norfolk coastline.



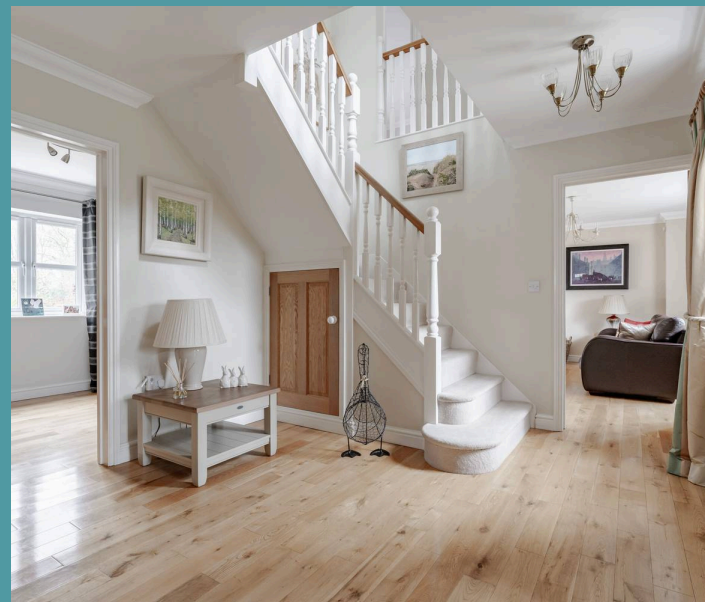


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Approach the exquisite Charles House, where you are immediately drawn to its beautiful façade, complemented by a landscaped front lawn. Greeting you is a shingled driveway providing ample off-road parking for multiple vehicles, alongside a double garage with electric gates, for secure parking and storage options.

Enter through the bright and airy entrance, into the grand reception hall, complemented nicely by a convenient cloakroom. The heart of the home lies in the impressive 28ft kitchen/breakfast room, recently designed with brand new fixtures and fittings that elevate your cooking experience. Equipped with modern wall and base units, Granite worktops, integrated appliances and a central island, with a breakfast bar unit. It flows into the casual dining area, for enjoying your morning coffee or socialising with friends. Completing this space is the functional utility room, creating additional storage and areas for your laundry essentials.





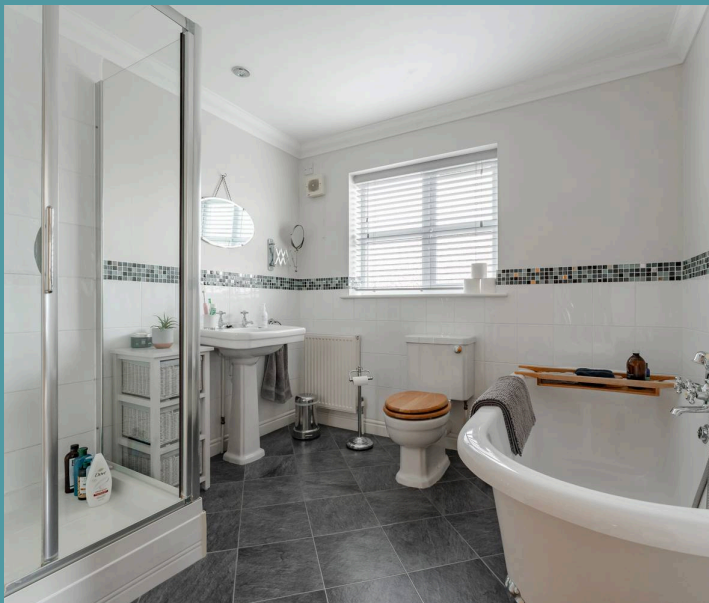
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The grand sitting room is a focal point of the property, accentuated by a brick-built fireplace with an inset wood burner, creating a cosy ambience for relaxation and entertaining. French doors open up to the surroundings, inviting natural light to flood the room and seamlessly merge indoor and outdoor living. The formal dining room encourages intimate family meals and gatherings with loved ones. A versatile study is ideal for someone who works from home, or alternative has the option to be a playroom, home gym or additional accommodation.

Ascend to the first floor, where you will encounter four bedrooms, each thoughtfully designed to offer the utmost comfort and privacy. The principal suite flaunts a dressing room and a private en-suite, adding a luxury yet convenient touch to your everyday routine. The remaining bedrooms share a family bathroom, comprising of a four piece suite, promising a relaxing yet practical space.

Outside, the property sits within well-established grounds that have been lovingly maintained over the years. Various patios provide the perfect setting for al fresco dining and outdoor relaxation, while raised vegetable beds offer the opportunity for green-fingered enthusiasts to grow their own produce. A timber storage shed and a greenhouse cater to additional storage and gardening needs, adding practicality to the beautiful surroundings. A wood store is perfect for storing your logs during the winter months. The grounds are fully enclosed, providing privacy and seclusion, allowing





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Agents notes

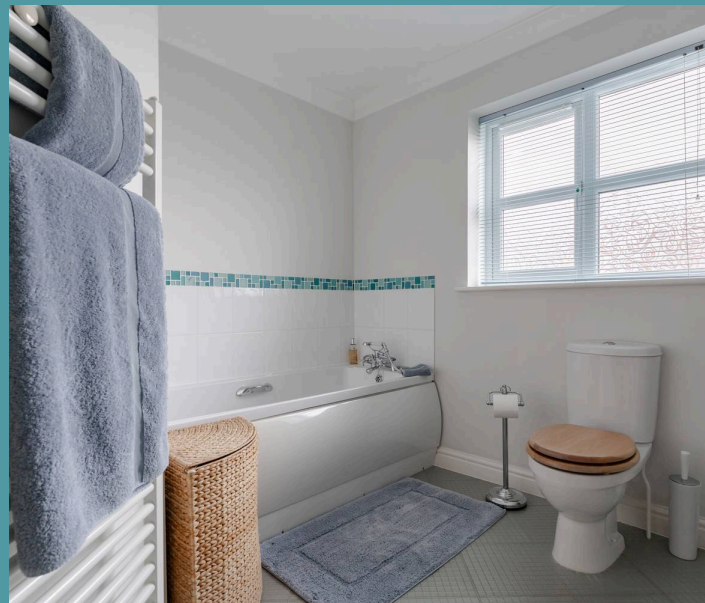
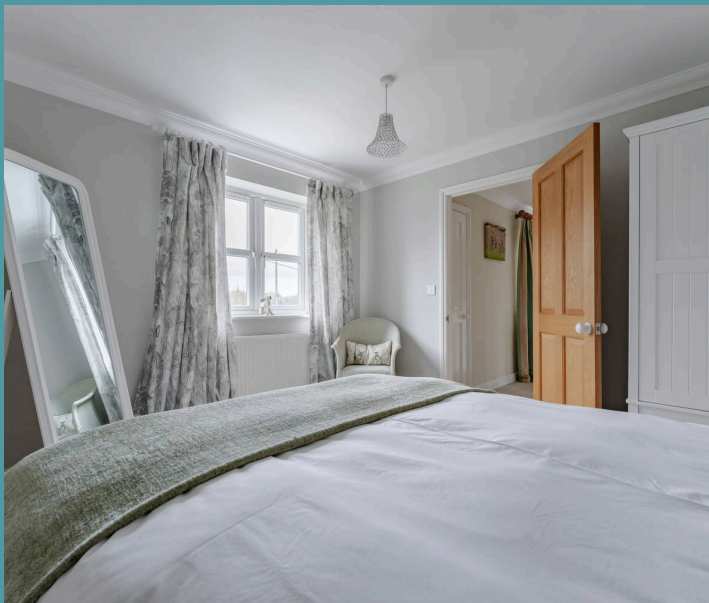
We understand that this property is freehold.
Connected to mains water, electricity and drainage.

Heating system - Oil.

Smart metre.

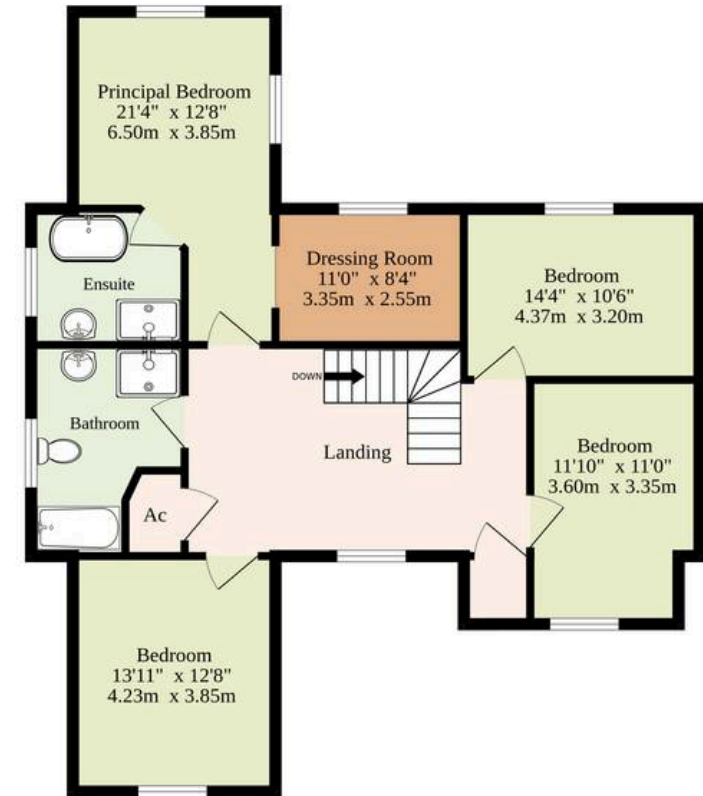
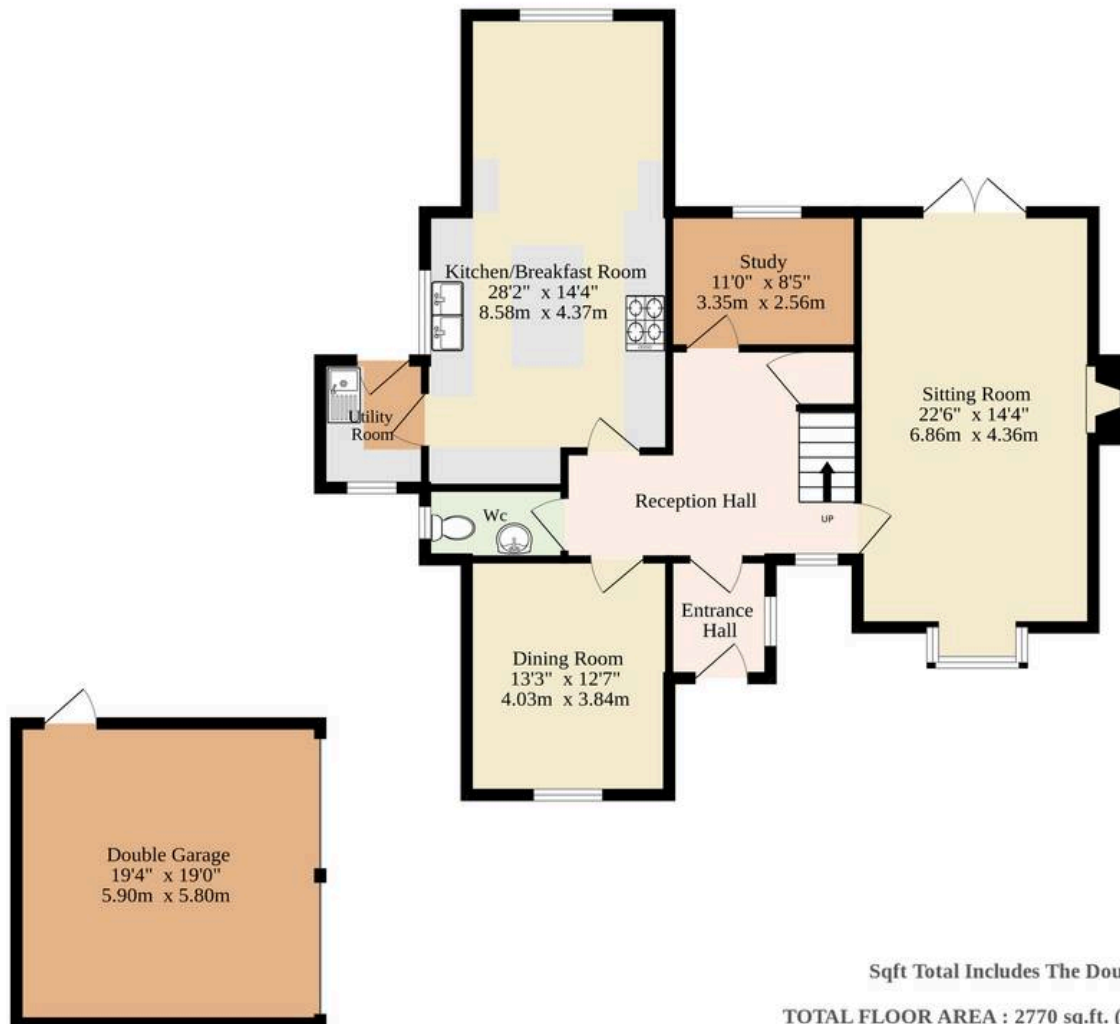
Council tax band: F

- Detached country residence set within the quaint village of Neatishead, in the North Norfolk district
- Accommodation extends to 2770sqft creating a beautiful family home with spacious and flexible accommodation to adapt to your own lifestyle preferences
- Approx 28ft kitchen/breakfast room equipped with brand new fixtures and fittings to elevate your cooking experience, complete with a functional utility room
- Grand sitting room accentuated by a brick-built fireplace with an inset wood burner and French doors, inviting relaxation and entertaining
- Formal dining room encouraging family gatherings and a versatile study for those that work from home
- Four bedrooms, a dressing room, a private en-suite and a family bathroom
- Well-established grounds with various patios, raised vegetable beds, a timber storage shed and a greenhouse, fully enclosed for privacy and seclusion
- Shingle driveway providing ample off-road parking and a double garage for storage options



Ground Floor
1619 sq.ft. (150.4 sq.m.) approx.

1st Floor
1151 sq.ft. (106.9 sq.m.) approx.



Sqft Total Includes The Double Garage

TOTAL FLOOR AREA : 2770 sq.ft. (257.3 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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