



Wherry Cottage Hall Road, Irstead

Norwich



Guide Price £550,000
Minors & Brady

Wherry Cottage Hall Road

Irstead, Norwich

Guide Price: £550,000-£600,000 Wherry Cottage is an idyllic and highly private period riverside country cottage, superbly positioned within the heart of the Norfolk Broads National Park. Set within the discreet riverside village of Irstead, the property enjoys a secluded and tranquil environment, surrounded by protected waterways, open skies and an abundance of wildlife. With direct access onto the Broads, exceptional privacy and a rich sense of history, this is a rare lifestyle opportunity within one of Norfolk's most treasured landscapes.

- Guide Price: £600,000-£625,000
- Secluded riverside location within the heart of the Norfolk Broads National Park
- Direct access to Barton Broad, the second largest broad, managed by the National Wildlife Trust
- Private slipway and quay-headed mooring at historic Gay's Staithe
- Set in the exclusive and discreet riverside village of Irstead
- South-facing gardens with terrace and open countryside views
- Immediate access to waterside walks, wildlife and Alderfen Broad nature reserve
- Operated as a successful holiday let with flexible lifestyle potential
- Approximately 4 miles to Wroxham, under 10 miles to the coast
- A rare opportunity to enjoy boating, nature and tranquillity from your own doorstep



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Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F



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Location & Setting

Nestled alongside the peaceful waters of Barton Broad, the second largest broad in the National Park and managed by the National Wildlife Trust, Wherry Cottage occupies a quietly exclusive position within an unspoilt stretch of natural beauty. The setting is defined by calm waterways, reed-lined banks and expansive views, offering a true sense of escape while remaining well connected.

The nearby White Horse Inn provides a warm village welcome with fine dining and locally brewed ales. The property also benefits from close proximity to the picturesque and dog-friendly Alderfen Broad circular walk, a hidden nature reserve ideal for walkers and wildlife enthusiasts. Wroxham, the capital of the Norfolk Broads and home to the Norfolk Broads Yacht Club, lies approximately four miles away, with the North Norfolk coastline under ten miles and the historic city of Norwich around twelve miles distant.

Riverside Access & Mooring

A standout feature of Wherry Cottage is its private slipway and quay-headed mooring, providing direct access to Gay's Staithe. Named after famed wherry sailor John Gay, a former resident of the cottage (1843–1907), this unique facility enables effortless launch onto the river and out onto the open



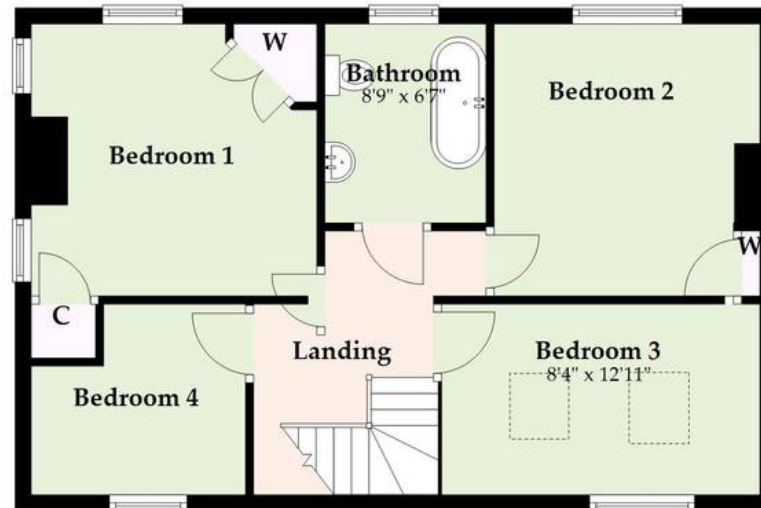
Ground Floor

Approx. 799.4 sq. feet



First Floor

Approx. 586.6 sq. feet



Total area: approx. 1386.0 sq. feet

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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.

Plan produced using PlanUp.

Dreaming of this home?
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