



Crosswinds Priory Road, St. Olaves

Great Yarmouth



Minors & Brady

Crosswinds Priory Road

St. Olaves, Great Yarmouth

Set in one of St Olaves' most captivating waterside positions, this is a home where life naturally slows into a gentler rhythm. From the moment you arrive, the views take hold, broad skies, sweeping marshland and the river winding past the end of your garden, where your own private mooring awaits. Inside, bright and generous living spaces flow effortlessly, including a beautifully equipped kitchen/breakfast room and a principal suite with balcony views that feel almost cinematic. With gardens that lead you straight to the water, wildlife all around you, and peaceful privacy just moments from village amenities and transport links, this is a place designed for easy living, quiet moments and unforgettable gatherings. It's Norfolk at its most serene, and a home that stays with you long after you leave.



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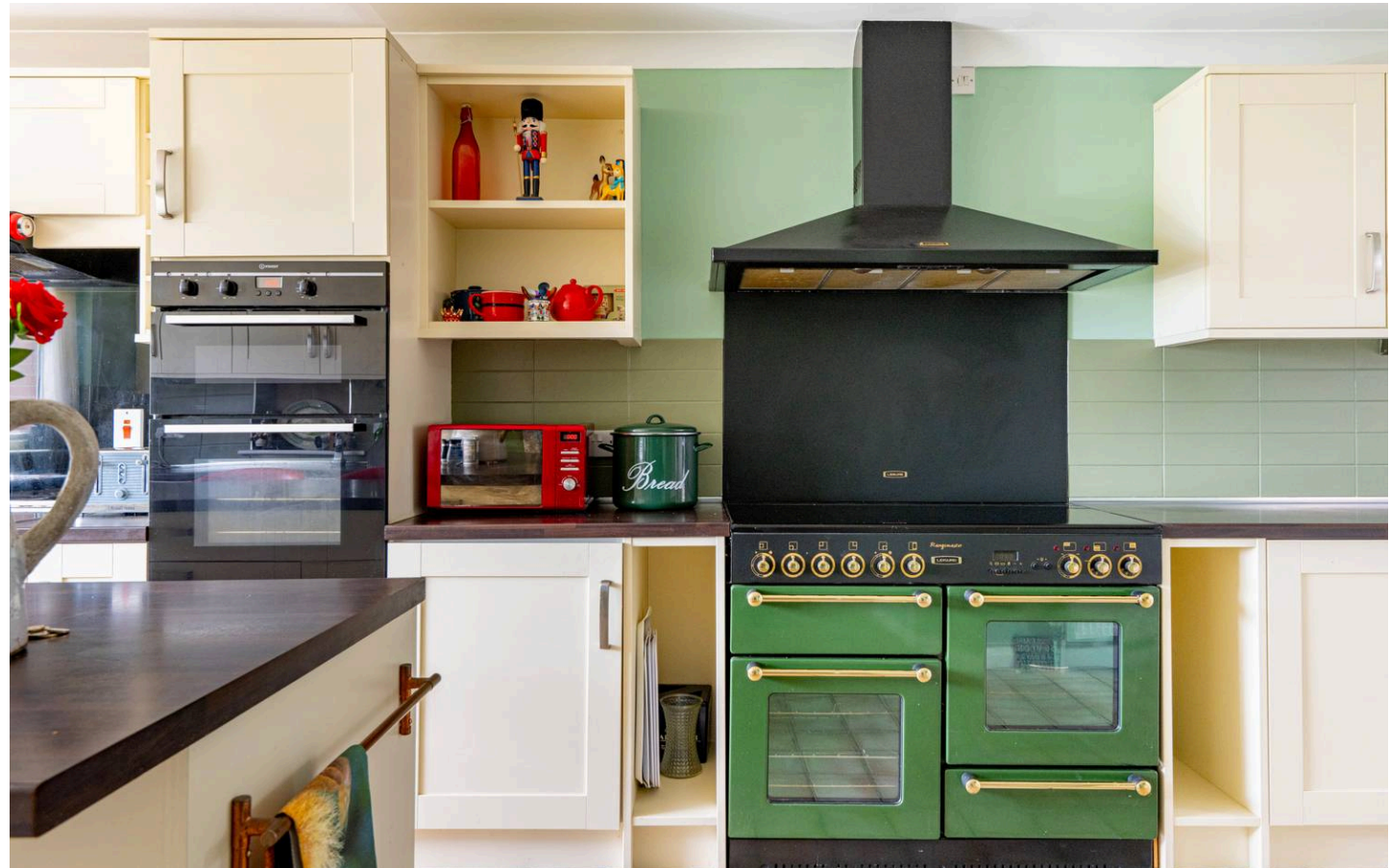


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Crosswinds Priory Road

St. Olaves, Great Yarmouth

- Detached residence in St Olaves offering a peaceful waterside position within a well-regarded village
- Private mooring located at the end of the garden, providing direct access to the Norfolk Broads
- Substantial accommodation extending to over 2,800 sq ft, arranged to suit both family life and entertaining
- Exceptional river and marsh views enjoyed from principal rooms, the balcony and the garden
- Three reception rooms offering flexible space for relaxing, dining, working or hosting
- Well-equipped kitchen/breakfast room featuring modern cabinetry, range-style oven, double oven, induction hob, central island and breakfast bar
- Four double bedrooms including a principal suite with balcony, walk-in wardrobe and en-suite
- Generous gardens with an enclosed main lawn and further grounds leading down to the water's edge
- Double garage with shower facilities and a first-floor office or games room, with the opportunity to be a studio, workshop or a self-contained annexe
- Convenient village amenities close to a pub, restaurant, marina and train station with links to Lowestoft, Norwich and Great Yarmouth



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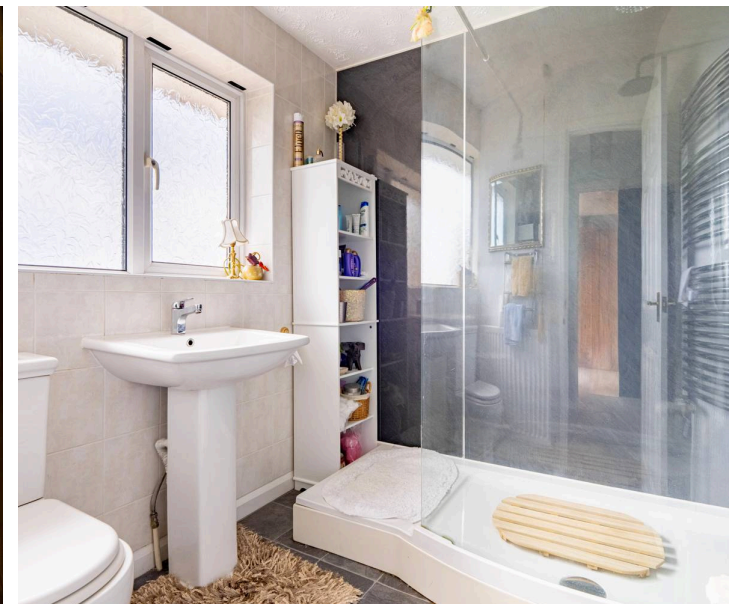
St. Olaves, Great Yarmouth

St. Olaves

Priory Road in St Olaves, Norfolk enjoys a tranquil setting within the scenic landscape of the Norfolk Broads National Park, surrounded by open countryside and peaceful waterways. The village offers a relaxed riverside lifestyle, with a local chandlery, boatyard, private moorings and opportunities for boating, walking and cycling.

Amenities close by include several restaurants, a well-established garden centre and the friendly village pub, The Bell, positioned beside the River Waveney. St Olaves also features the historic Augustinian Priory, dating back to the 1200s, adding a strong sense of heritage to the area. Families benefit from a choice of nearby schools for all ages, with the choice of schools in Lowestoft, Beccles and Bradwell.

Somerleyton is approximately 2 miles away, known for its impressive hall, gardens and local pub. The bustling market town of Beccles, around 8 miles from Priory Road, provides a wide range of shops, cafés, restaurants and essential services. Haddiscoe train station, just 1 mile away, offers convenient rail connections to Norwich, a vibrant city with extensive cultural venues, leisure facilities, shopping districts and an international airport. Norwich is also around a 30-minute drive and provides direct rail links to London Liverpool Street and other major destinations.



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Crosswinds

From the house and garden, the landscape unfolds in every direction: the river gliding past, the marshes stretching out beneath the vast Norfolk skies, and the kind of sunsets that stop you in your tracks. The garden sweeps down towards the water, creating a sense of openness and calm, while the surrounding wildlife, swans, herons, ducks and garden birds, brings the scene to life. Despite the scale of the views, the setting remains surprisingly private.

A Warm & Welcoming Home

The owners knew instantly this was the right home for them. It had been well cared for, felt inviting from the moment they stepped inside, and offered the waterside lifestyle they were searching for. They have since enhanced it further, most notably with the addition of the balcony, now one of the home's finest features, giving a front-row seat to the river and the wildlife beyond.

Inside, the accommodation is bright, generous and thoughtfully arranged. The main sitting room is a standout space, with morning light to one side and sliding doors framing the garden and river to the other. Thanks to the position of the garage, this room enjoys complete privacy from the lane.



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Designed For Everyday Living

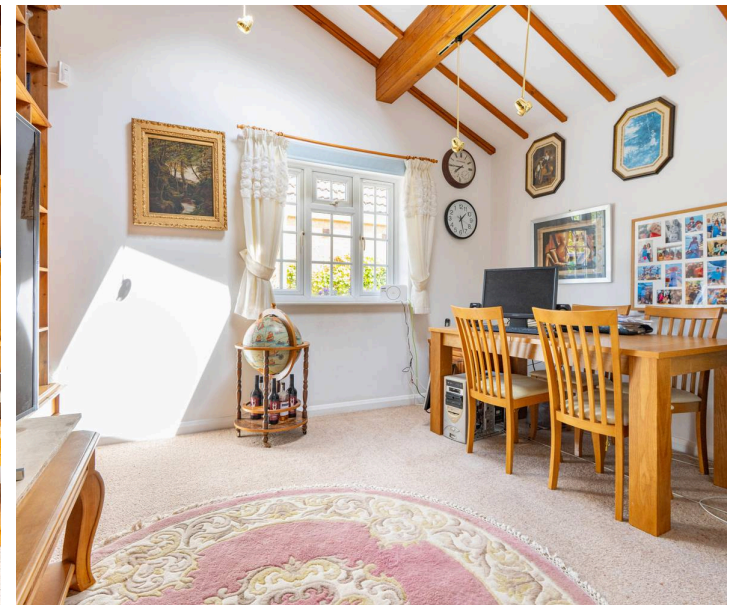
The dining room sits just off the sitting room, creating a natural flow for hosting. Beyond this is the kitchen/breakfast room, a sociable and practical space equipped with modern cabinetry, a range-style oven, a double oven, an induction hob, and a central island that naturally becomes the hub of the room. A breakfast-bar unit offers a relaxed spot for morning coffee or casual dining, making this a kitchen designed for real life as well as entertaining.

A utility room and ground-floor study add further practicality. The study also works well as a playroom or hobby space, depending on your needs.

Bedrooms Designed For Comfort

The principal bedroom is a true retreat. Positioned to make the most of the views, it opens onto the balcony, an idyllic spot for early mornings or quiet evenings. Inside, the room feels spacious and serene, with a walk-in wardrobe providing excellent storage and an en-suite that adds privacy and convenience.

Three further bedrooms share the family bathroom, which includes both bath and shower, making it practical for busy mornings and relaxed evenings.



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Gardens That Invite You Outdoors

The garden is a joy throughout the seasons. The main lawn is enclosed, ideal for children and dogs, while the lower garden leads you towards the water and your mooring. Summer brings colour from the borders, birds visiting the feeders and long evenings spent outdoors watching the light shift across the marsh.

To the front, there is ample off-road parking and a double garage. Above the garage is a versatile room currently used as an office/games room, with shower facilities below. It's an excellent workspace, studio or a potential self-contained annexe.

A Homes That Stays With You

This is the kind of home that lingers in your mind long after you've left it. The views, the light, the sense of space and calm, they all come together to create a lifestyle shaped by the water and the landscape around it. With generous accommodation, gardens that lead you straight to the river, and a mooring that opens up the Broads from your own back gate, it offers something genuinely special.

Agents Notes

Freehold

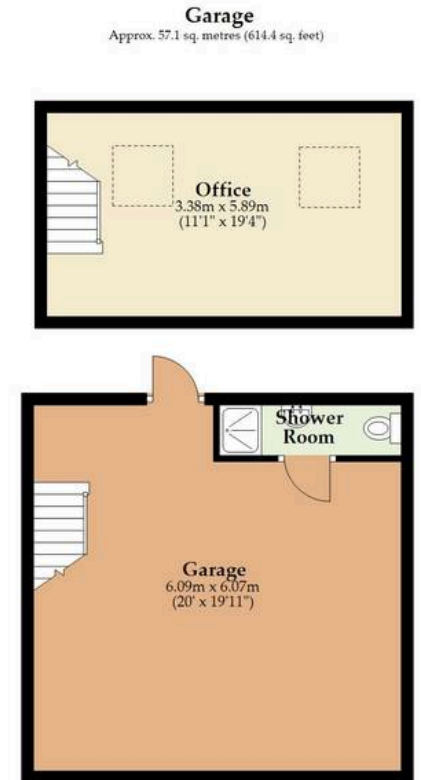
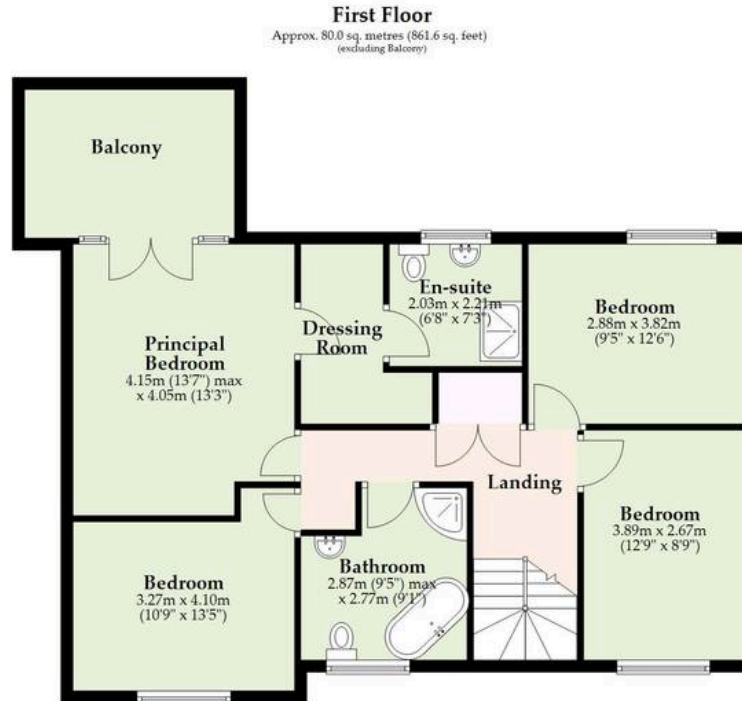
Connected to mains water, electricity and drainage.

Oil central heating system (new oil tank 2/3 years ago).

£170 p/a voluntary payment for the maintenance of the private road.

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Total area: approx. 265.1 sq. metres (2853.5 sq. feet)

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.

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