



17 Riverside, Reedham

Minors & Brady



17 Riverside

Reedham, Norwich

A rare opportunity to secure an exceptional riverside home with approximately 150ft of private mooring and outstanding potential. Occupying a generous double-width plot of around a quarter of an acre (stms), Riverside enjoys a stunning position directly backing onto the River Yare, with a south-facing garden stretching to the water's edge. The property offers over 1,900 sq ft of accommodation, including three double bedrooms, and now requires modernisation throughout, creating an exciting opportunity for buyers to add significant value. A substantial riverside workshop provides further versatility and may offer conversion potential, subject to the necessary consents. With direct access to the Norfolk Broads, a peaceful no-through-road setting, and potential for enhancement or redevelopment (STPP), this is a truly unique waterside offering rarely seen on the market.

- Approx. 150ft of private mooring with direct access onto the River Yare
- Rare waterside residence occupying a generous double-width plot of around 0.25 acres (stms)
- Exceptional potential for renovation, enhancement or redevelopment (STPP)
- Beautiful south-facing riverside garden extending to the water's edge
- Over 1,900 sq ft of accommodation offering fantastic scope to reconfigure and modernise
- Three well-proportioned double bedrooms, including a principal bedroom with adjoining dressing room
- Substantial riverside workshop/outbuilding with potential for conversion or alternative uses (STP)
- Stunning river views and direct access to the Norfolk Broads cruising network





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The Location

Reedham is particularly popular with those who enjoy the outdoors, with an abundance of walking routes, cycling opportunities and waterside paths nearby. The River Yare plays a central role in village life, providing a scenic backdrop and opportunities to enjoy the area's rich wildlife, boating heritage and ever-changing landscape throughout the seasons.

Despite its rural appeal, the village benefits from a range of everyday amenities, including a well-regarded primary school, local shops, public houses and a train station offering direct services to Norwich and Lowestoft. From the property, the train station can be reached via a pleasant walk of approximately 12 minutes, making Reedham an attractive choice for those seeking village living without feeling isolated. The well-regarded local primary school is also conveniently accessed by a footpath walk of around 10 minutes.

Adding to the village's unique character is the historic Reedham Ferry, one of the country's few remaining chain ferries, which continues to operate across the River Yare and serves as a well-known local landmark.

The nearby city of Norwich can be reached by both road and rail, providing access to extensive shopping, dining, entertainment and employment opportunities, while the stunning Norfolk coastline and Norfolk Broads National Park are both within easy reach. Combining rural charm, excellent transport links and beautiful natural surroundings, Reedham remains one of Norfolk's most desirable village locations.







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Riverside, Reedham

Backing directly onto the River Yare with approximately 150ft of private mooring, Riverside presents a truly rare opportunity to acquire a substantial waterside home occupying a generous double-width plot of around a quarter of an acre. Requiring modernisation throughout but offering exceptional scope for enhancement, extension or potential redevelopment (subject to the necessary permissions), this unique property combines an enviable riverside setting with outstanding future potential.

Positioned within a peaceful no-through-road location in the heart of Reedham, the property enjoys uninterrupted river views and direct access to the Norfolk Broads network, making it an exciting prospect for boating enthusiasts, developers and buyers seeking a landmark waterside residence. The south-facing garden stretches to the river's edge, providing an idyllic space to enjoy the ever-changing waterside scenery.

The accommodation extends to over 1,900 sq ft and currently comprises three generous double bedrooms, a dressing room, family bathroom, spacious lounge, dining room, kitchen, snug and conservatory. While the property would benefit from updating, the existing footprint provides an excellent foundation for a stunning family home.



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A particular feature is the substantial riverside workshop/outbuilding, which offers a variety of possible uses and may present conversion potential, subject to the necessary planning consents and regulations.

Set on what is understood to be a double plot, the property offers significant external space and exciting possibilities for buyers looking to create a bespoke waterside home or maximise the site's future potential, subject to the necessary planning permissions.

Properties offering this combination of direct river frontage, extensive private mooring, a sizeable plot and such significant scope for improvement are seldom available, making Riverside a genuinely unique opportunity within one of Norfolk's most desirable riverside villages.

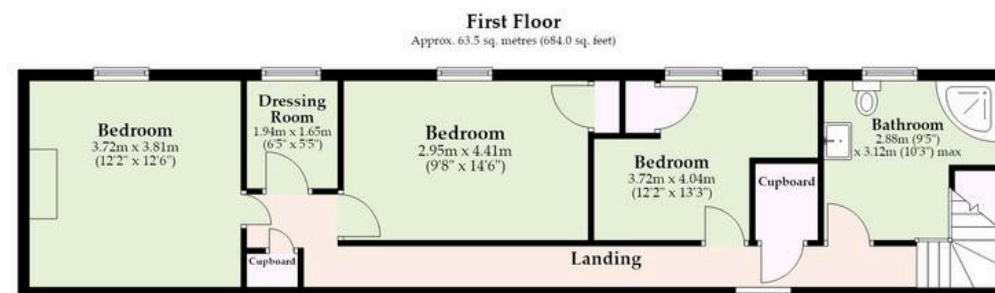
Agent's Note

This property will be sold freehold and connected to mains water, electricity, oil-fired heating and drainage.



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Total area: approx. 183.5 sq. metres (1975.1 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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Dreaming of this home?

Let's make it a *reality*.



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Meet *Daryl*
Listings Manager



Meet *Adelaide*
Senior Property Consultant

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Your home, our market

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