

8 Hill Piece, Belaugh

Minors & Brady

8 Hill Piece

Belaugh, Norwich

Enjoying a peaceful countryside position with attractive field views and an abundance of versatile living space, this substantial family home offers the perfect blend of practicality and rural charm. The welcoming entrance hall introduces a well-balanced layout comprising two separate reception rooms, each offering its own distinctive character, from the charm of a traditional coal fire to the inviting ambience of a log burner. At the rear, the impressive kitchen/dining room serves as the social hub of the home, enhanced by underfloor heating and generous space for both everyday living and entertaining. Further ground-floor accommodation includes a study, utility room, and cloakroom, providing excellent flexibility for modern family requirements. Upstairs, four bright bedrooms are arranged around the central landing, including a principal bedroom with en-suite facilities, while a family bathroom serves the remaining rooms. Outside, the enclosed garden enjoys attractive countryside views, established planting, and dedicated seating areas, creating a wonderful extension of the living space.

- Substantial family home occupying a peaceful countryside setting, combining generous living accommodation, excellent storage solutions and beautiful views across the surrounding field
- Impressive kitchen/dining room offering substantial space for family meals, entertaining guests and day-to-day living
- Underfloor heating within the kitchen/dining area, providing enhanced comfort and efficient warmth throughout the year
- Two separate reception rooms, allowing flexibility for formal entertaining, family relaxation or multi-generational living arrangements
- Characterful sitting room centred around a traditional coal fire, creating a cosy and inviting atmosphere

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- Dedicated home office/study, ideal for remote working, hobbies or quiet reading space
- Four well-proportioned first-floor bedrooms, all benefiting from a bright and airy feel
- Principal bedroom complemented by a private en-suite shower room for added convenience and privacy
- Enclosed rear garden with paved seating area, established planting beds and useful storage sheds
- Attractive rural outlook across neighbouring fields, enhancing the sense of openness and countryside appeal

The Location

Belaugh is one of Norfolk's most picturesque and unspoilt villages, offering a peaceful rural lifestyle within easy reach of the county's wider amenities. Renowned for its charming collection of period cottages, attractive historic buildings and beautiful riverside setting, the village enjoys a timeless character that has made it one of the area's most desirable locations for those seeking a quieter pace of life.

Surrounded by stunning Norfolk countryside, Belaugh provides an idyllic environment for outdoor enthusiasts. The village is particularly popular with walkers, cyclists and nature lovers, with an abundance of footpaths, bridleways and scenic countryside routes available to explore. The River Bure itself forms an integral part of village life, creating a tranquil backdrop and offering opportunities to enjoy the area's abundant wildlife, peaceful waterside walks and ever-changing seasonal scenery.

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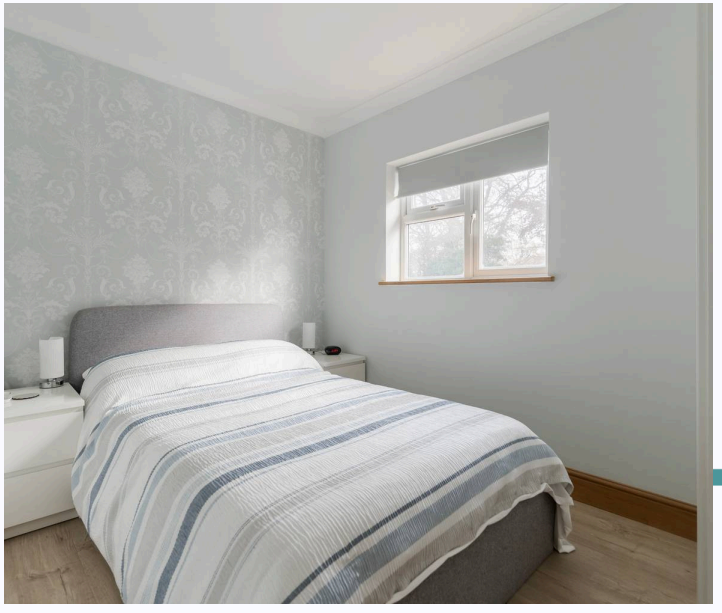












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Despite its rural tranquillity, Belaugh benefits from excellent access to nearby amenities. The neighbouring village of Wroxham, often referred to as the "Capital of the Norfolk Broads", lies just a short distance away and provides a comprehensive range of facilities including supermarkets, independent shops, cafés, restaurants, doctors' surgeries and everyday services. Wroxham and nearby Hoveton also offer an excellent selection of waterside attractions, boating opportunities and leisure facilities, allowing residents to fully embrace the unique lifestyle associated with the Norfolk Broads.

The surrounding Broads National Park provides miles of navigable waterways, nature reserves and picturesque landscapes, attracting visitors from across the country while offering residents an exceptional environment right on their doorstep. Whether enjoying a boat trip along the river, exploring nearby woodland trails or simply taking in the peaceful surroundings, the area offers countless opportunities to enjoy the outdoors.

For those travelling further afield, Belaugh remains remarkably well connected. The Cathedral City of Norwich can be reached within a comfortable drive and provides an extensive range of shopping, dining, cultural and entertainment facilities. Norwich also offers excellent rail connections to London and the wider national network, along with a thriving business community, making Belaugh an attractive choice for those wishing to balance rural living with professional commitments.

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Families are well served by a selection of schooling options within the surrounding villages and nearby towns, whilst the wider area offers sports clubs, recreational facilities and community groups contributing to a strong sense of local identity.

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The entrance hall welcomes you into the property and leads through to two separate living rooms, both offering distinct character and atmosphere. The spacious left-hand sitting room enjoys the warmth and charm of a traditional coal fire, creating a cosy retreat during the colder months, while the right-hand living room features a log burner as an attractive focal point. Positioned to the rear of the home, the impressive kitchen/dining room forms the heart of the property, providing an excellent space for everyday family life and entertaining. Enhanced by underfloor heating, this generously sized room offers ample space for cooking, dining and socialising, with direct access to the garden. A useful utility room, dedicated study, ground-floor WC and central hall complete the ground-floor accommodation.

Upstairs, the first-floor landing provides access to four well-proportioned bedrooms, each benefiting from a bright and airy feel. The principal bedroom is served by its own en-suite shower room, while the remaining bedrooms are supported by a family bathroom fitted with a bath and shower over. Built-in storage has been thoughtfully incorporated throughout the home, helping to maximise practicality and organisation.

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Outside, the property continues to impress with an enclosed rear garden designed to make the most of its tranquil surroundings. A paved seating area provides an ideal space for outdoor dining and entertaining, while garden sheds offer valuable storage for tools and equipment. Established planting beds create opportunities for keen gardeners, and the attractive field views beyond enhance the sense of space and rural appeal. Altogether, this is a beautifully maintained family home offering modern efficiency, versatile accommodation and a sought-after countryside setting.

Agent's Note

This property will be sold freehold, and is connected to mains electricity and drainage.

The property is connected to mains gas, but is limited.

This property has an air source heat pump.

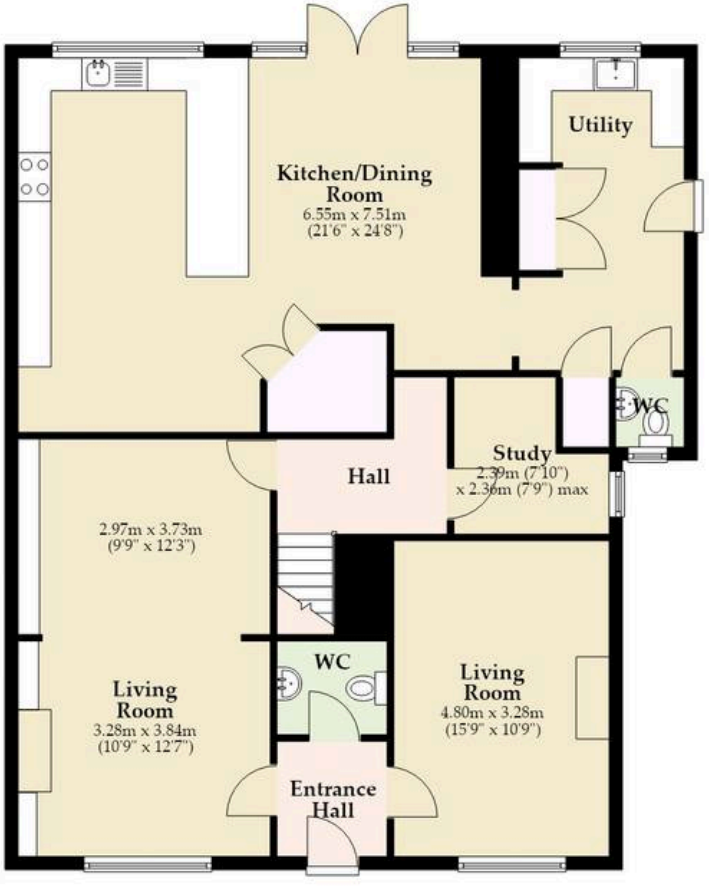
The property has solar panels, which generate approximately £600 p/a.

Council Tax Band: C

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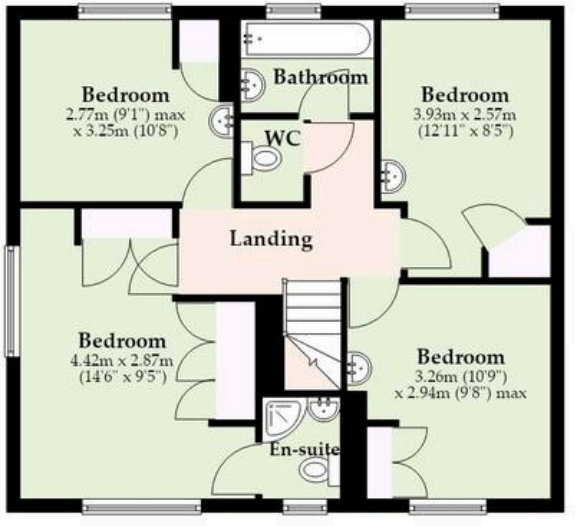
Ground Floor

Approx. 115.7 sq. metres (1244.9 sq. feet)



First Floor

Approx. 65.5 sq. metres (704.7 sq. feet)



Total area: approx. 181.1 sq. metres (1949.5 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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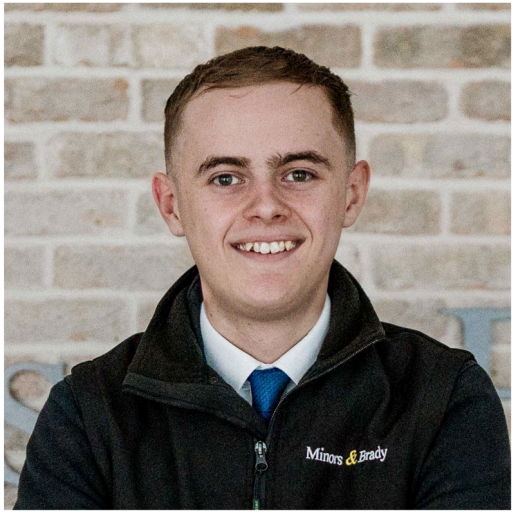
Dreaming of this home?
Let's make it a *reality.*



Meet *Abi*
Branch Partner



Meet *Daryl*
Listings Manager



Meet *Matthew*
Senior Property Consultant

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Your home, our market

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