



The Boathouse, Fleet Lane, South Walsham

In Excess of £975,000

The Boathouse, Fleet Lane

South Walsham, Norwich

Welcome to The Boathouse, an incredible holiday rental or second home in a sought-after waterside location overlooking The Weirs in South Walsham. This exceptional 3-bedroom house embodies waterside living. The property includes a mooring and an impressive 40-ft boat shed, providing an unparalleled lifestyle for boat enthusiasts and water lovers.

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





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Location

For those who appreciate being close to the river, South Walsham provides direct access to the River Bure, ideal for boating and fishing. The nearby Fairhaven Woodland and Water Garden also offers 130 acres of stunning woodland and waterways, perfect for walking, birdwatching, and exploring nature. Combining modern conveniences with proximity to the river, South Walsham is a prime location for both comfort and outdoor activities.

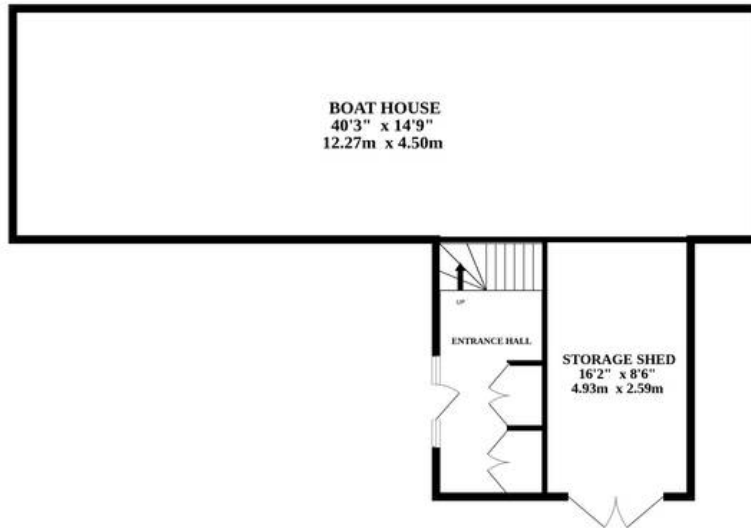
South Walsham is surrounded by several notable towns, each offering unique amenities. Acle, 5 miles southeast, provides a variety of shops, a recreation center, and a railway station. Wroxham, 6 miles northwest, is a boating hub with numerous hire services and the large Roys of Wroxham store. Blofield, 4 miles southwest, features local shops, a pub, and a primary school. Reedham, 7 miles south, is known for its historic swing bridge, riverside pubs, and Reedham Ferry.

The Property

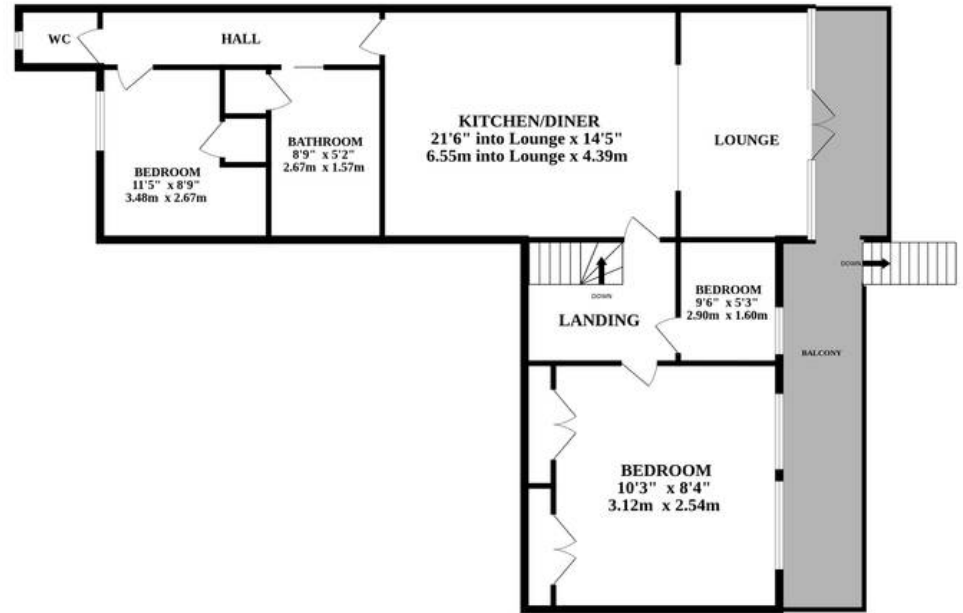
From the moment you approach this remarkable home, its character is evident. The thatched roof, recently serviced in 2024, adds a touch of



GROUND FLOOR



1ST FLOOR



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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