

SALES & LETTINGS

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# The Old Eagle, Irstead Road, Neatishead, Norfolk, NR12 8BJ

An enviable escape to the country, nestled at the heart of the picturesque riverside village of Neatishead; an area of sprawling natural beauty, rurally set amongst the wildlife and waterways of the renowned Norfolk Broads. The Old Eagle, formerly a village tavern dating back to the mid-nineteenth century, sits handsomely forward on a generous plot that measures approximately quarter of an acre and which extends away from the property to a wooded backdrop of astounding beauty.

Towards the centre of the beautiful rear gardens, a slender watery dyke makes for a picture-perfect setting as it traces its journey back to the navigable Limekiln Dyke and onwards to the Barton Broad, River Ant and greater Norfolk Broads waterways. The near Barton Broad, managed by the National Wildlife Trust, is the second largest broad in the Broad's National Park, and is a haven for wildlife, with a fully accessible boardwalk which winds its way through swampy woodland to give a panoramic view over the waters.









- NORFOLK BROADS LOCATION
- FOUR BEDROOMS, PLUS ANNEXE
- ADDITIONAL SELF-CONTAINED ANNEXE

- TOWARD THE HEART OF A RIVERSIDE VILLAGE
- PLOT EXTENDING TO AROUND A QUARTER OF AN ACRE
- A FORMER MID-NINETEENTH CENTURY VILLAGE TAVERN

- GARDENS & WOODED BACKDROP OF ASTOUNDING BEAUTY
- AROUND TEN MILES TO THE COAST & ELEVEN TO NORWICH
- AROUND FOUR MILES TO WROXHAM; THE NORFOLK BROADS CAPITAL

Now a fond family home with a detached annex, The Old Eagle has been thoughtfully improved, mindful to embrace its original character, whilst careful to capture its idyllic setting. The accompanying self-contained annex, The Eaglet, affords a wealth of opportunity; independence for aging loved ones or those yet to fly the nest, entrepreneurial freedom for those seeking working solace away from an office or the prospect to engage in Holiday Letting amidst the renowned Norfolk Broads National Park and the nearby coastline.

Besides relaxation or recreation on your doorstep of the Broad's waters, The Old Eagle is further complemented by its location, a short stroll to the local White Horse Inn for fine food, complemented by locally brewed refreshment. Wroxham, the capital of the Norfolk Broads and home to the Norfolk Broad's Yacht Club, is around four miles and it is less than ten miles to the coastline and less than thirty minutes to the county's historic city of Norwich.

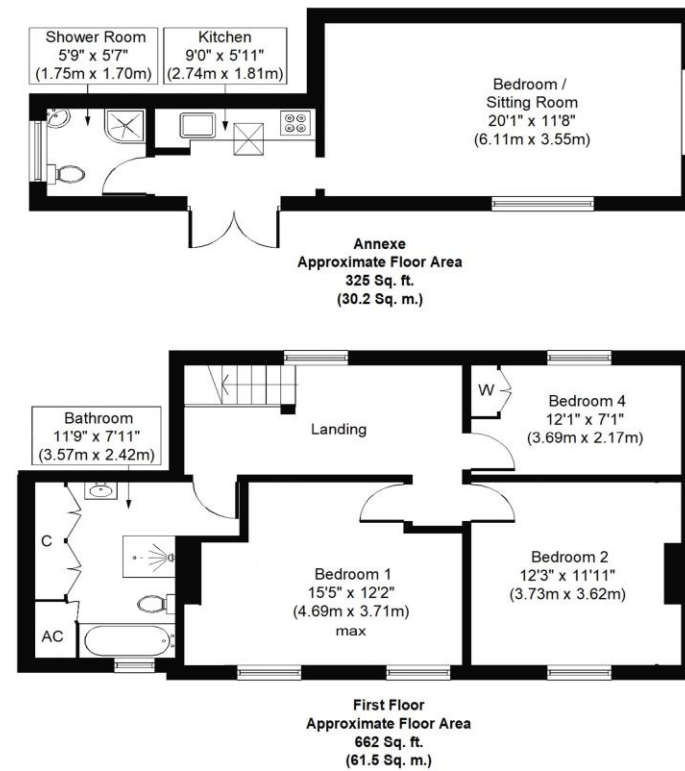
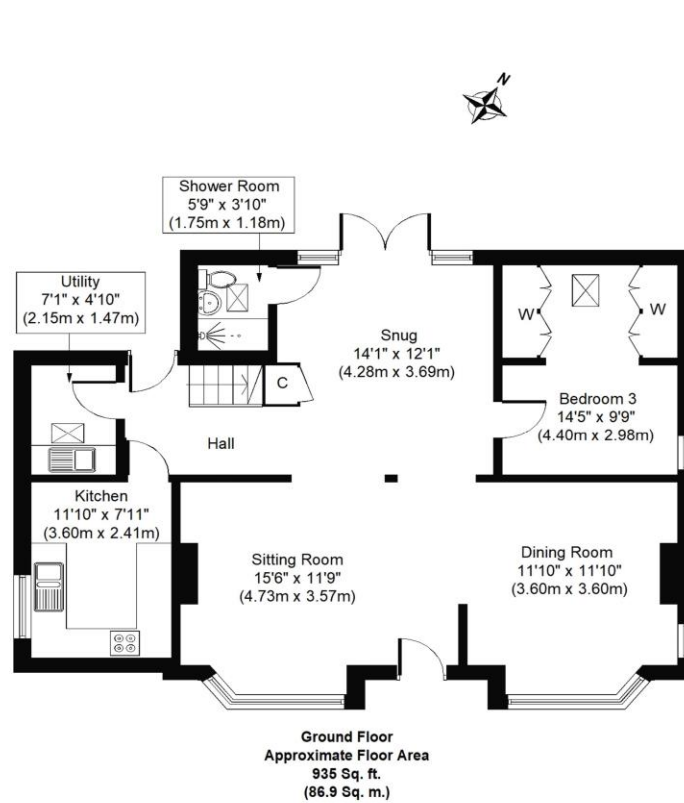






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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		





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