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# Bure Bank, Belaugh, Norfolk, NR12 8XA

Converted in the early 1980s, this detached barn conversion offers a rare opportunity to secure a secluded family home or second home, complete with a private 50ft mooring. Set on a generous plot approaching half an acre, the property combines rural charm with direct access to the River Bure – perfect for boating, fishing, or leisurely cruises to neighbouring Broadland villages.

The quay-headed mooring, with timber walkway, lies within picturesque woodland shared with just two nearby properties under a right-of-access agreement, creating an idyllic riverside retreat.

Nestled in the unspoilt conservation village of Belaugh – just ten miles northeast of Norwich and midway between the bustling yachting hub of Wroxham and the popular village of Coltishall, the property enjoys the best of both worlds: a peaceful rural setting with easy access to local amenities including supermarkets, cafés, restaurants, schools, and healthcare.





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- THREE BEDROOMS
- DETACHED BARN CONVERSION
- OFF-ROAD PARKING & GARAGE
- FIFTY FOOT QUAY HEADED MOORING
- TWENTY-FIVE MINUTES TO COAST OR CITY
- UNSPOILT PICTURESQUE RIVERSIDE VILLAGE
- LOCATED BETWEEN HOVETON & COLTISHALL
- PLOT MEASURING NEARLY HALF OF AN ACRE
- POTENTIAL FOR EXTENSION AND IMPROVEMENT

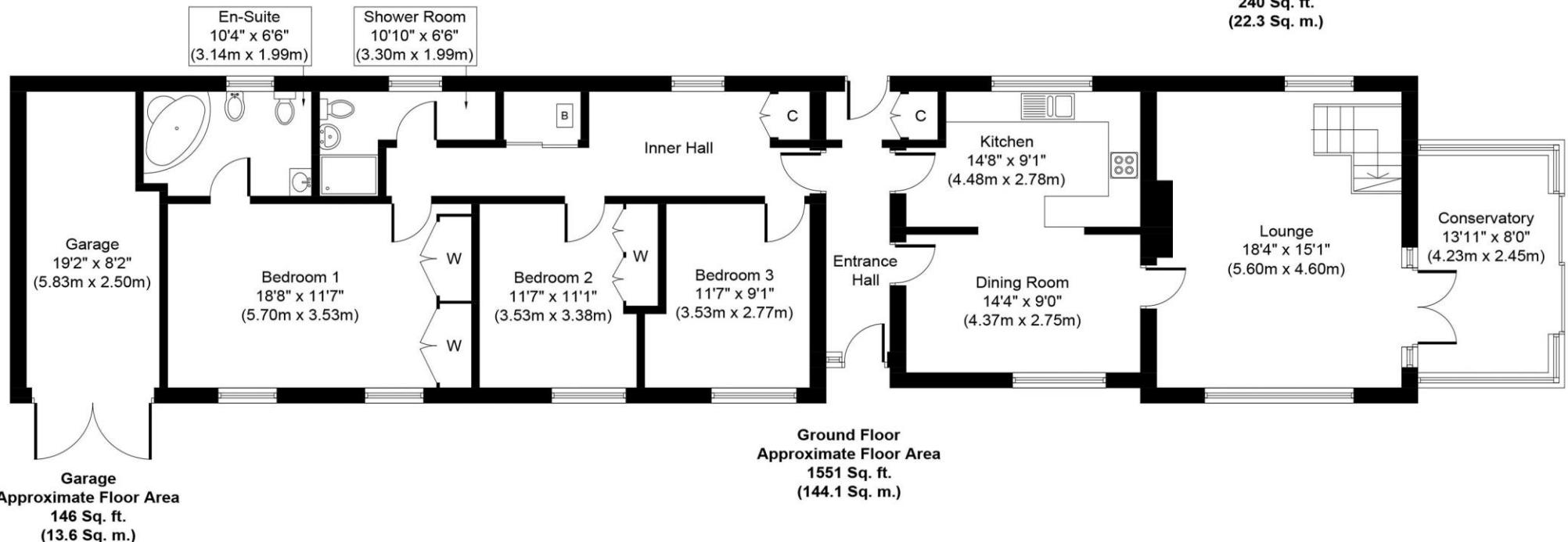
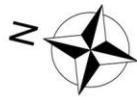
Set back from the road and surrounded by woodland and field views, the home is approached via a generous gravel driveway with ample parking and access to a garage. Outside, a paved terrace leads onto a beautifully kept lawn, edged by mature shrubs and trees, while to the rear a tiered garden planted with conifers and flowering shrubs offers year-round colour and interest.

Inside, the property would now benefit from a programme of modernisation but retains a versatile layout. The entrance hall opens into a spacious kitchen/dining room, which flows through to a family lounge and adjoining conservatory overlooking the garden. An inner hallway gives access to a shower room and three double bedrooms, two with built-in storage and the principal with an en-suite bathroom. Upstairs, a study, occasional bedroom, or work studio completes the accommodation.

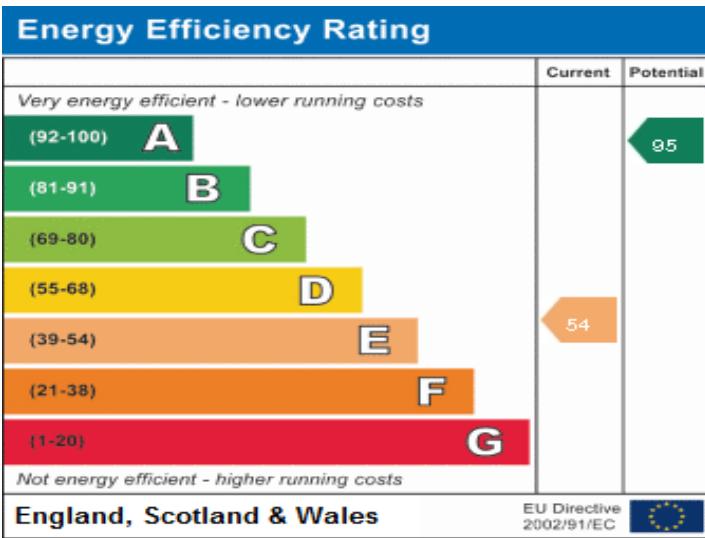




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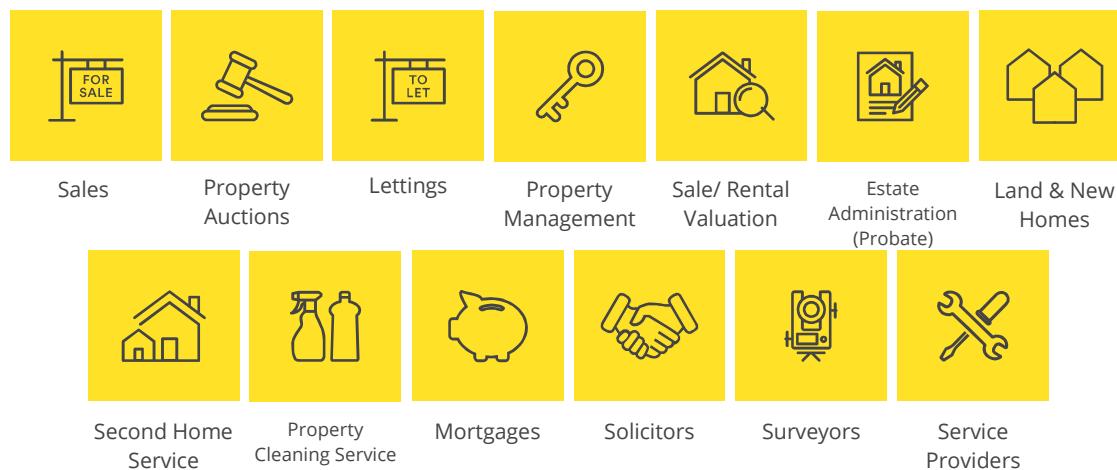


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.





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