

SALES & LETTINGS

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Hamilton House, Thrigby Road, Filby, Norfolk, NR29 3HJ

Hamilton House is a stunning waterside residence set within a picturesque, peaceful and private setting in an area of conservation on a plot approaching one and quarter acres and with accommodation extending to over five thousand square feet.

Located in the Broadland village of Filby where local amenities include The Filby Bridge restaurant, village Hall, primary school, sailing and riding schools, sports club and the nearby popular Thrigby Hall Wildlife Gardens. Additional services including supermarkets, and schooling for all ages can be found in the nearby town of Acle located on just off the A47.

The property is approached via a private roadway leading to ornate metal gates giving access to a substantial driveway, which has been recently resurfaced and provides ample off-road parking for multiple vehicles and could easily accommodate a caravan/motorhome, boat/trailers. This in turn leads to a double garage with power, light and an electric up and over door, and an adjoining workshop. To the rear, a gazebo and an extensive patio, running the entire length of the property, overlooks a manicured lawn garden, with a pond, water feature and a timber walkway providing the perfect vantage point from which to enjoy the private and picturesque setting of the Filby Broads.





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- BEAUTIFULLY PRESENTED THROUGHOUT
- VERSATILE & SPACIOUS ACCOMMODATION
- PRIVATE & PEACEFUL WATERSIDE RESIDENCE
- EASY ACCESS TO NORWICH & NORFOLK COASTLINE
- SIX BEDROOMS, SIX BATHROOMS, FOUR RECEPTIONS
- OVER FIVE THOUSAND SQUARE FEET OF LIVING SPACE
- DIRECT ACCESS & BEAUTIFUL VIEWS OVER FILBY BROADS
- DOUBLE GARAGE, WORKSHOP & AMPLE OFF-ROAD PARKING
- GARDEN & GROUNDS APPROACHING ONE AND A QUARTER ACRES

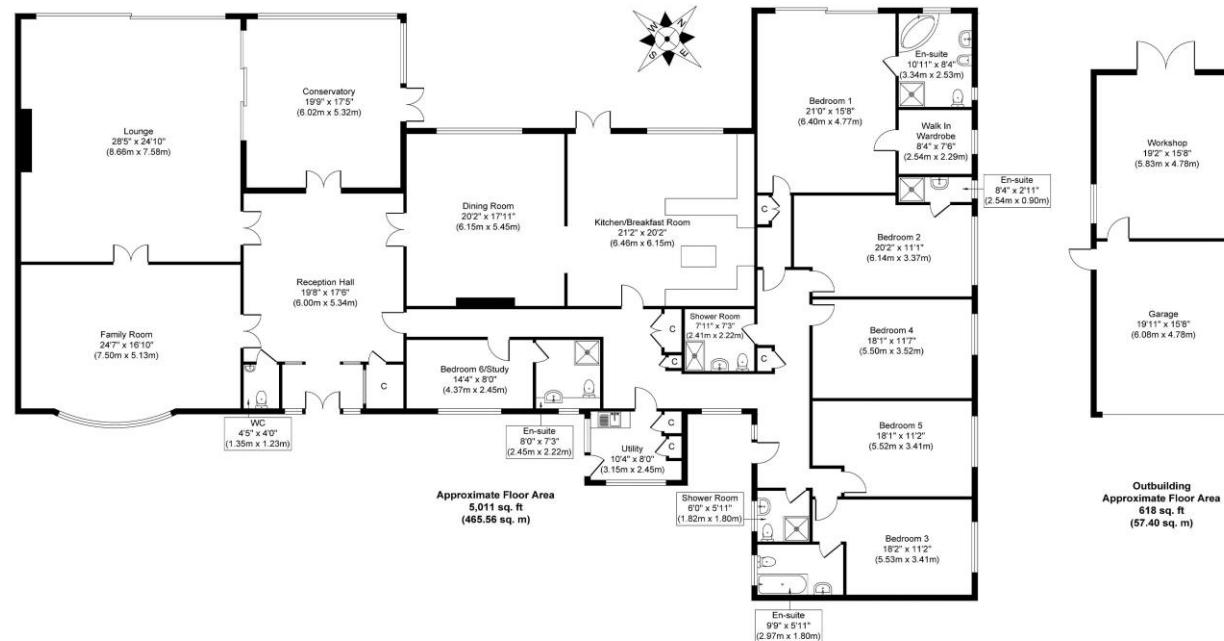
Arranged over a single storey with four receptions including a separate lounge with an adjoining conservatory, family room, dining room and kitchen breakfast room, the property also boasts six bedrooms, four with en-suites and two additional bathrooms, providing a generosity of accommodation for any modern-day family; the potential for a bed and breakfast business, working from home or multi-generational living.

The property is further complimented in its tranquil setting amongst a haven for local wildlife as well as its easy access to the numerous beaches along the Norfolk coast line, including Caister and Winterton-on Sea popular for seal watching and dog walking along the blue flag beaches. The capital city of Norwich or the seaside town of Great Yarmouth are both easily accessible and provide national train links, numerous retail outlets, restaurants and cafes, and extensive historical interest.





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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.

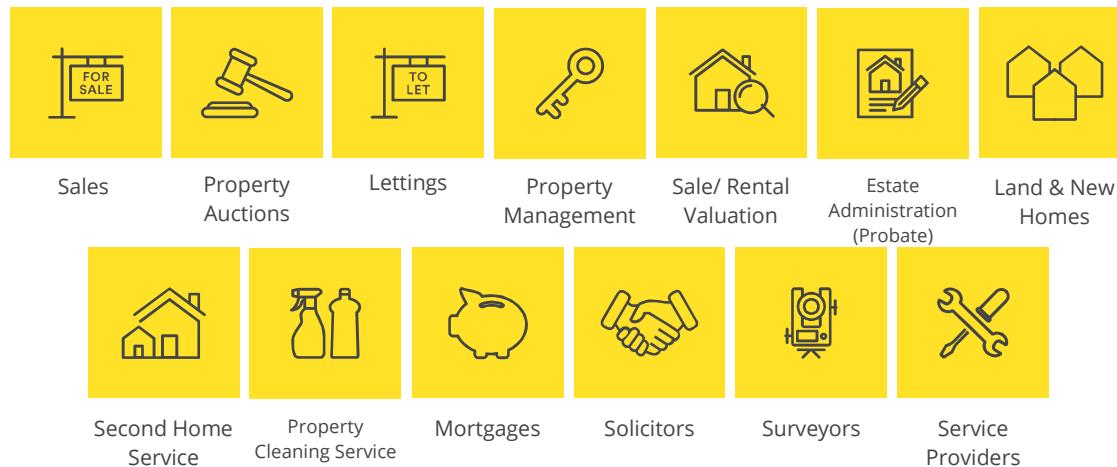
The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	50 E	
21-38	F		
1-20	G		





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