



# BOATHOUSE COTTAGE, WAYFORD

Stunning luxury two-bed cottage. Nestled in unique spot overlooking marina on the River Ant. Currently 5 Star Gold Rated with Visit England.



## The Property

Nestling in a small Marina with stunning and interesting views next to the River Ant, is Boathouse Cottage. Designed and built by the present owner and completed in 2015 as a luxury holiday home, the cottage has been constructed and finished to the highest standard and is beautifully presented throughout. This unique two bedroom, two bathroom home currently boasts a 5 Star Gold rating with Visit England, which is testament to the thought and attention to detail lavished upon it by the current owner. Built of standard construction on piled foundations to resemble a converted boatshed, making a perfect second home, holiday let, perhaps with a view to retirement.

On entering the cottage, you are welcomed into the entrance hall which benefits from tiled flooring, which continues throughout the ground floor. Leading off the entrance hall is a good sized kitchen fitted with Neff appliances and the dining area looks out to front of the cottage. The South facing sitting room has doors opening onto an elevated decking area and a multi fuel / wood burner to cosy up with in the cooler months. There is a ground floor cloakroom and laundry in the entrance hall and stairs leading up to a very spacious landing, flooded with natural light from Velux windows with two bedrooms off.

The principal bedroom is generously proportioned, has an en-suite shower room and a stunning views over the Marina and river beyond from double aspect windows. The second bedroom, also a double, looks out to the front of the cottage and the family bathroom with bath and separate shower adjacent to it.



## Holiday Let Opportunity

Holiday Let Income : Weekly rentals from £750 - £1300 per week

Holiday Let Occupancy: 25 - 30 weeks

Sleeping: 4 in 2 Bedrooms

Should you be considering Boathouse Cottage as a holiday let, the property has an excellent track record of attracting guests throughout the year. Boasting the coveted Five Star Gold rating by Visit England, it's highest possible accolade, Boathouse Cottage offers the highest possible standards to visitors.

The cottage is available as a turnkey, which means that you could literally take possession and continue taking bookings straight away. For more information no holiday letting, contact the team at Big Skies.





## Outside

Boathouse Cottage is set in a landscaped garden with seating on the decking immediately outside the sitting room and a further bench under the kitchen window. All perfect for relaxing in the sunshine and watching people 'messaging around in boats'.

There is a private paved service area and private parking to the rear of the cottage. There is also an opportunity to acquire a mooring overlooked by the cottage, if you have your own boat.

## The Location

Wayford is a small hamlet along the River Ant. There is a pub and restaurant, a family run farm shop and nursery incorporating a very popular bistro / cafe and a garage with shop and newsagents.

The river has access to 125 miles of unique waterways. Whether your interests include boating, fishing, bird watching, cycling, golf or visiting gardens and stately homes, all are within easy reach.

Wroxham is just 5 miles, with the Cathedral city of Norwich approximately 15 miles providing many leisure and cultural facilities, as well as an international airport and main railway station serving London. Norwich is also home to the renowned University of East Anglia.

The nearest sandy beach is just 5 miles with a wonderful seal colony at Waxham only 6 miles. Within half a mile of the cottage is a coastal route leading to many pretty coastal towns and villages including Cromer & Sheringham.

## Other Information

Tenure: Freehold

Services: Mains Electricity.

Service Charge to Cover: Enterprise Grade WiFi, Mains Water, Biodisc Sewage System, Ground Maintenance, Roadways, Outside Lighting, Communal Areas, Car Charging. Degree of service and charge to be agreed. (Estimated to be £140 per month with a five year review)

Heating: Oil Fired Central Heating

Council Tax: North Norfolk District Council - Currently on Business rates.

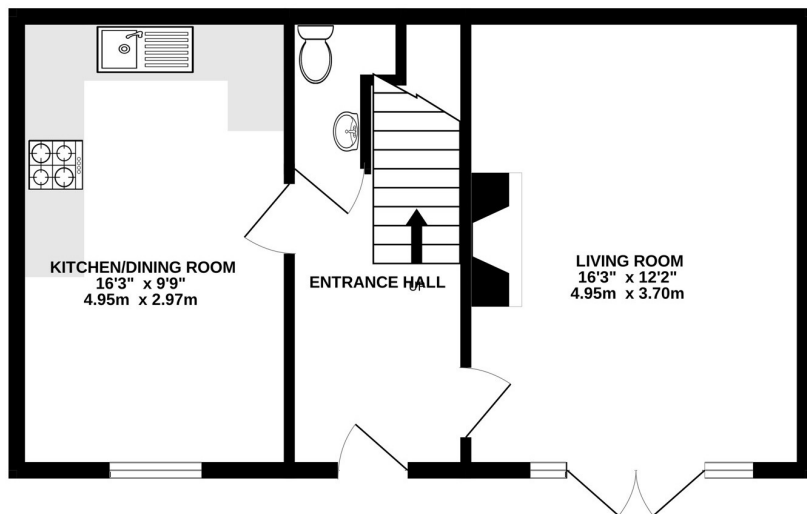
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Viewing: Strictly by appointment with Big Skies Estates.

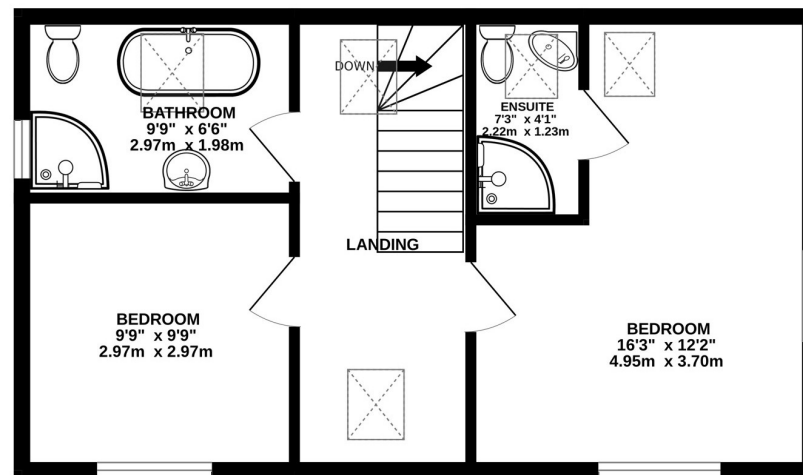
Agents Note: Boathouse Cottage is currently available as a holiday home only, there are no restrictions on how often you can use the cottage.



GROUND FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR  
458 sq.ft. (42.6 sq.m.) approx.



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TOTAL FLOOR AREA : 908 sq.ft. (84.3 sq.m.) approx.

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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10 High Street, Holt, Norfolk NR25 6BQ Tel: 01263 586 686  
Email: [enquiries@bigskiesestates.co.uk](mailto:enquiries@bigskiesestates.co.uk) [www.bigskiesestates.co.uk](http://www.bigskiesestates.co.uk)

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