

Welcome to our Wroxham Cottage



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The Norfolk Broads has so much to offer and our self-catering cottages are an ideal base to explore the Norfolk Broads, Norfolk and Suffolk. Holidaying with family or friends, we have places that are next door to each other to allow bigger groups to holiday together.

A fantastic location on the water front and based in Wroxham / Hoveton, the heart of the Norfolk Broads. The Broads has so much to offer– rent a motor launch for a day, sailing, rowing using a dinghy we supply, fishing, great wildlife, many nature reserves for observing the unique wetland wildlife and exploring the many special places to see in East Anglia.

Within walking distance you have great shops, a choice of pubs and restaurants. Travel a bit further and you have Castles, theme parks, Great Yarmouth with its many attractions. Checkout our [“Things to do page”](#).

For those not familiar with the Norfolk and the Norfolk Boards, Norfolk is in the East of England (UK), also known as East Anglia.

We have 5 fantastic properties available for groups of 4 to 11 people

All are on the river and come with a rowing dinghy and are conveniently located for shops (less than 5 minutes walk), pubs, restaurants and exploring Norfolk.



Kingfisher Lure – 2 bedrooms, sleeps 4

Comfortable property, situated on the riverside, with a private mooring ideal for fishing. Ducks and Swans swim by regularly.

Always popular with guests returning year after year.

Holidaying with family or friends? Next door property ([Sunset Haven](#)) is also one of ours!



Sunset Haven – 3 bedrooms, sleeps 5

Both bathrooms newly refurbished March 2016

Just off the main River Bure, this modern, comfortably furnished home with 2 bathrooms makes a perfect year round retreat and is ideal for fishing.

Always popular with guests returning year after year.

Holidaying with family or friends? Next door property ([Kingfisher Lure](#)) is also one of ours!



Swan Cottage – 3 bedrooms, sleeps 6

In a quiet backwater just off the main River Bure, this modern, comfortably furnished home with 2 bathrooms makes a perfect year round retreat and is ideal for fishing.

Swan Cottage has proved to be a popular cottage and has received loads of favourable comments.

Holidaying with family or friends? 3 doors away are [Kingfisher Lure](#) & [Sunset Haven](#), also ours.



Brightside – 4 bedrooms, sleeps 8 (from June 2016)

New house being built, will be ready for June 2016

A detached waterside property just off the main River Bure, this modern comfortably furnished home makes a perfect year round retreat offering all home comforts. Garden and private mooring, ideal for fishing.

Regularly receives comments like: "Lovely cottage, fantastic location, very clean and well equipped"



Waterside Retreat – 5 bedrooms, sleeps 11

Large and luxurious. If you are looking for that touch of class then this is the place to stay, with 5 bedrooms, 3 bathrooms and a large lounge & kitchen.

This house is just like the Dr Whos Tardis, it really does feel larger on the inside. Popular for gatherings of family or friends and for special birthdays weekends.

Ideal for large family holiday or for large family groups or 2 families to holiday together.

The area of Wroxham is actually made up of two villages - Wroxham and Hoveton, split by a low bridge that spans the River Bure. Wroxham is often referred to as the 'Capital of the Norfolk Broads' and is an ideal location to stay at for a variety of reasons:

- There are plentiful places to eat and drink locally!
- Wroxham boasts Roys store which claims to be the “largest village store in the Country”. Here you will find all your grocery needs with many products being sourced locally as well as a large department store – plenty of retail opportunities to indulge in and only a 5 minute walk
- Within a 15 minute drive you could be at one of the glorious sandy Norfolk beaches or if city life is more your thing, then you could be in historic Norwich with a wealth of shopping opportunities and tourist attractions.
- The Broads is well known for its’ fishing activity – you should expect to find perch, pike, bream, rudd, eel and tench in the waters here. Fishing (subject to season and licence) can be enjoyed from the decking at all our properties.
- We would obviously be remiss if we didn’t mention the joy of just being out on the water. Within a couple of minutes walk from each property, it is easy to hire a boat by the hour, half day, day or longer. If you fancy a boat trip but without you being the Captain, there are a number of organised boat trips which leave from the centre of Wroxham or from nearby Horning

Hopefully, this just gives you a taste of what is available in the local area – full details of all of these, and more, can be found under the “[things to do](#)” tab on the website.

Who are we

We are a family run business who enjoyed holidays on the Norfolk Broads so much during our childhood that now we have children we have introduced our children and their friends to the fun of the Norfolk Broads and exploring the many special places to see in East Anglia.

We have decided to make our homes available for self catering holidays so that we can share our love of the Norfolk Broads with you. This has proved so popular that we now have a number of properties which we have tried to make a “home from home” and we offer a variety of short and full week breaks.

We hope you enjoy our places as much as we do and we look forward to welcoming you to one of them soon. Look at the comments from others who have stayed. Each place has its own comments page, for instance [Sunset Haven comments](#).

Note: [This website presents our 5 properties previously on wroxhamcottage.co.uk and hovetoncottage.co.uk.](#)

Wroxham & Hoveton, Norfolk

Wroxham has become known as the capital of the Norfolk Broads, and is where boating holidays started in the late 1800's. It has become quite popular over the years with hotels, tea rooms and gift shops springing up near the river to attract holidaymakers to the village.

The left bank of the river is actually Hoveton St John, Hoveton being on the right, but they have both come to be known as Wroxham. There is a good range of shops, but the most famous is Roys of Wroxham, probably the largest village store in the country.



Wroxham Bridge

Wroxham Bridge is a semi-circular road bridge with only 7ft 3in headroom at average high water. The bridge is probably the most difficult to navigate after Potter Heigham Bridge. Like Potter Heigham, there is now a Bridge Pilot for those skippers not wishing to take their boats through the bridge. The new footbridge provides locals and visitors access to both sides of the river.

Riverside features

Downstream of the bridge the river opens up, with the Hotel Wroxham and many boatyards on the left and an attractive development of holiday homes and apartments on the right.

A little further on thatched cottages and lodges line the banks, long gardens sweep down to the waters edge, large houses can just be glimpsed through the trees. Soon the trees close in and Wroxham is left behind as the River Bure meanders along to the next village of Horning.



Kingfisher Lure



Two bedroom holiday cottage in Wroxham, Norfolk

Kingfisher Lure, at the very heart of Broadlands' liveliest village, is an excellent location for fishing, sailing and bird watching. The River Bure divides Wroxham and Hoveton, with the two villages commonly called Wroxham, one of the major boat hire centres on the Norfolk Broads. **Now with FREE WiFi Broadband Internet access.** (Booking made after 1st May 2016)

Kingfisher Lure is the perfect riverside holiday accommodation, comfortably furnished and equipped, with a small rowing boat for visitors to sit in and enjoy fishing from. Situated just off the River Bure, there are river views to be enjoyed from all rear aspect windows. Just a few minutes' walk away is the centre of Wroxham, capital of the Broads. Sailing, fishing (in season, with permit), walking, cycle hire and golf locally. Coastline for sandy beaches. Norwich, 8 miles with its fine shops and cathedral. For children, Belwilderwood at Horning offers an outdoor tree house adventure. Shops and pub 800 meters.



Facilities

- Sitting/dining room with electric fire and doors to garden
- Colour TV with FreeView, DVD Player and Music system

- **Free** Broadband Internet with WiFi **available**
- Kitchen with automatic washing machine and fridge-freezer
- Small unfenced riverside garden with furniture
- Parking for one car with additional roadside parking close by
- Fishing from garden
- Guest have use of a rowing dinghy
- Travel Cot

Accommodation

- Double bedroom.
- Twin bedded room.
- Family bathroom with a shower over the bath, washbasin and WC

Additional Information

- Bed linen and duvets are provided
- Please bring your own towels (towels are not provided))
- Electricity and gas central heating included (reasonable use)
- Unfortunately **NO** pets
- **NO** smoking in the property
- Care should be taken with small children due to the close proximity to the waters edge
- **Short breaks may be available - please use the contact form to** [contact us](#)
- Weekly bookings start Friday

Sunset Haven



Self catering three bedroom holiday cottage in Hoveton on the Norfolk Broads.

At the very heart of Broadlands' liveliest village, **Sunset Haven** is an excellent location for fishing, sailing, cycling, walking and bird watching. The River Bure divides Wroxham and Hoveton, with the two villages commonly called Wroxham, one of the major boat hire centres on the Norfolk Broads. **Now with FREE WiFi Broadband Internet access.** (Booking made after 1st May 2016)

Sunset Haven, situated on the riverside, with a private mooring, just off the main River Bure, this modern, comfortably furnished home makes a perfect year round retreat. Just a few minutes walk to Wroxham centre, capital of the Broads. Daily boat hire, river trips, sailing, fishing (in season with permit), walking, nature trails, cycling, golf and leisure centre locally. Sandy beaches - 12 miles. Norwich - 8 miles, for cathedral, castle museum, shopping and theatre. Shops and pubs 800 meters.

Wroxham is home to the Bure Valley Railway, Wroxham Barns and Roys, "the biggest village store in the world". Day boat hire and sailing tuition as well as a quality golf courses are also close by. In addition, it is just seven miles from Norwich, with the sandy beaches of the East coast within a twenty minute drive.



Amenities

- Sitting/dining room with electric fire and doors to garden
- Colour 32 inch TV with FreeView, DVD Player and Hi-Fi system with radio/CD/cassette
- **Free** Broadband Internet with WiFi **available**
- Kitchen with hob/oven, fridge, freezer, microwave and washing machine
- Small unfenced riverside garden with furniture
- Parking for one car with additional roadside parking close by
- Fishing from garden
- Guests have the use of rowing dinghy
- Travel Cot

Accommodation

- Double bedroom with ensuite bathroom (shower over bath), washbasin and WC ([Completely modernised March 2016](#))
- Twin bedroom
- Single bedroom
- Family bathroom with a shower over the bath, washbasin and WC ([Completely modernised March 2016](#))

Additional Information

- Bed linen and duvets are provided (Please bring your own towels)
- Electricity and gas central heating included (reasonable use)
- Unfortunately **NO** pets
- **NO** smoking in the property
- Care should be taken with small children due to the close proximity to the waters edge
- **Short breaks may be available - please use the contact form to** [contact us](#)
- Weekly bookings start Friday

Swan Cottage



Self catering three bedroom holiday cottage in Wroxham, Hoveton on the Norfolk Broads.

Swan Cottage sleeps 6 people in 3 bedrooms. Situated on the riverside, with a private mooring, just off the main River Bure, this modern, comfortably furnished home makes a perfect year round retreat.

At the very heart of Broadlands' liveliest village, **Swan Cottage** is an excellent location for fishing, sailing, cycling, walking and bird watching. The River Bure divides Wroxham and Hoveton, with the two villages commonly called Wroxham, one of the major boat hire centres on the Norfolk Broads. **Now with FREE WiFi Broadband Internet access.** ([Booking made after 1st May 2016](#))

Norwich - 8 miles, for cathedral, castle museum, shopping and theatre. Sandy beaches of the East coast are just 12 miles.

If holidaying with friends or a large family group, [Kingfisher Lure](#) and [Sunset Haven](#) are only 3 doors away.



Amenities

- Sitting/dining room with patio doors to decked garden
- Colour 32 inch TV with FreeView, DVD Player and Hi-Fi system with radio/CD/iPod docking
- **Free** Broadband Internet with WiFi
- Kitchen with hob/oven, microwave, fridge, freezer and washing machine
- Linen (duvets) included
- Electricity and full gas Central heating included (reasonable use)
- Small unfenced riverside garden with garden furniture
- Parking for one car with additional roadside parking close by
- Fishing
- Guest have use of a rowing dinghy
- Travel Cot

Accommodation

First Floor

- Master bedroom with double bed. View of the river.
- Twin bedroom with dressing table
- Family bathroom (shower over bath), toilet and basin

Second Floor

- Twin bedroom with dressing table and ensuite shower room, toilet and basin
- Note: this bedroom is accessed via a spiral staircase that may not be suitable for very young children or those less able.

Additional Information

- Bed linen and duvets are provided (Please bring your own towels)
- Electricity and gas central heating included (reasonable use)
- Unfortunately **NO** pets
- **NO** smoking in the property
- Care should be taken with small children due to the close proximity to the waters edge
- **Short breaks may be available - please use the contact form to [contact us](#)**
- Weekly bookings start Friday

Brightside



Four bedroom holiday cottage in Wroxham, Norfolk

Brightside, at the very heart of Broadlands' liveliest village, is an excellent location for fishing, sailing and bird watching. A detached waterside property just off the main River Bure, this modern comfortably furnished home makes a perfect year round retreat offering all home comforts. Use of rowing dinghy. **Now with FREE WiFi Broadband Internet access.** (Booking made after 1st May 2016)

We are rebuilding Brightside to be bigger and more modern with more emphasis on what guest over the years have told us they want. Available from June 2016.

Brightside enjoys a delightful waterside position, with a private mooring and its rowing boat, with room to moor a day launch for guests. A detached bungalow property, providing ideal holiday accommodation for any time of the year. A lawned garden leads to the river's edge and the mooring. The enclosed garden is the perfect location for relaxation and fishing is literally on the doorstep (seasonal and licenced).

The property is situated just minutes from the heart of Wroxham which is known as the Capital of the Broads, with its waterside restaurants, pubs, cafes and shops. Sailing, walking, nature trails, bicycle hire and golf are available locally. The coast with its sandy beaches is only 12 miles and visitors can experience the delights of the attractive coastal villages. Alternatively spend a day in the fine city of Norwich which is only 8 miles away with its cathedrals, museums, theatre and vast array of cafes and shops. National Trust properties well worth visiting are Felbrigg hall and Blickling Hall. Shops and pubs 800 meters.



Facilities

From June 2016 - the new house will have the following:

- Sitting room/Dining Room with log burner and folding doors to patio and garden
- Colour TV with FreeView, DVD Player and Music system
- **Free** Broadband Internet with WiFi **available**
- Kitchen/Dining Room with automatic washing machine, built in fridge and freezer, microwave. Door to garden
- Linen (duvets) included
- Electricity and full gas Central heating included (reasonable use)
- Large unfenced riverside patio and garden with furniture
- Parking for two to three cars with additional roadside parking
- Fishing
- Guest have use of a rowing Dinghy

Accommodation

- Master bedroom with ensuite shower
- Double Bedroom
- 2 x Twin bedded rooms
- Bathroom/W.C (shower over bath)
- Shower room

Additional Information

- Bed linen and duvets are provided
- Please bring your own towels (towels are not provided)
- Electricity and gas central heating included (reasonable use)
- Unfortunately **NO** pets
- **NO** smoking in the property
- Care should be taken with small children due to the close proximity to the waters edge
- **Short breaks may be available - please use the contact form to** [contact us](#)
- Weekly bookings start Friday

Waterside Retreat



Self catering 5 bedroom holiday cottage in Wroxham, Norfolk, Norfolk Broads, England

Waterside Retreat is a detached holiday home in a superb position, just off the main River Bure, in the heart of Wroxham, Broadlands' liveliest village. With 5 bedrooms, 3 bathroom, luxurious kitchen with eating area it will very comfortably sleeps up to 11 people. This is an ideal holiday retreat in the Norfolk Broads and an excellent location for sailing, fishing and bird watching.

Modern and furnished to a high standard of comfort, this charming holiday home is a perfect retreat at any time of the year and guests benefit from the use of a rowing dinghy. **Now with FREE WiFi Broadband Internet access.** (Booking made after 1st May 2016)

Wroxham and Hoveton are divided by the River Bure, with the two villages generally referred to as Wroxham. It is one of the Norfolk Broads largest boat hire centres where you can enjoy river trips, hire a boat, enjoy some fishing, sailing, golf, cycling or walking with nature trails to follow.



Sandy beaches can be found just twelve miles away and the City of Norwich with its beautiful cathedral, castle, museum, theatre and superb shopping is just eight miles.

The village of Wroxham is home to Wroxham Barns, the Bure Valley Railway and Roys - the largest village store in the country. Here you will find riverside pubs, restaurants and shops that are just a short stroll from Waterside Retreat.

• Facilities

- Living Room with comfortable seating, television with FreeView, DVD player, Radio/CD Player/iPod docking
- Dinning area off lounge will comfortably seat 11 people
- Leading from the lounge is the conservatory, with seating overlooking the water. A great place for a cup of tea or to relax with a book. Which in turn leads out onto the patio area, decked garden with picnic bench and the water's edge
- Kitchen with seperate eating area with comfortably sit 8 people. American fridge/freezer, electric hob/cooker, dishwasher, microwave and toaster
- **Free** Broadband Internet access with WiFi available
- Electricity and full gas Central heating included (reasonable use)
- Washing machine and tumble-dryer
- Den with seating for 2-3 with TV - ideal for children to have their own space
- Cot, high chair, stair gate
- Guests have the use of rowing dinghy
- TV's to 5 rooms all with Freeview to satisfy all tastes

Accommodation

Downstairs

- Bedroom four with 2 single beds
- Bedroom five with 2 single beds
- Bathroom with bath, separate shower, washbasin and WC

Upstairs

- Master bedroom with Queen size bed, ensuite bathroom with luxury shower. Balcony with view of the river. TV
- Bedroom two with double bed and TV
- Bedroom three with 3 single beds and TV
- Luxury bathroom with corner bath, separate shower, washbasin and WC

Outside: Approached by a brick driveway, Waterside Retreat has an enclosed garden with a selection of flower and shrub borders. The rear garden has a large quay headed mooring basin and there is a decked terrace, with a picnic table and further table and chairs, which is a sunny spot and perfect for a glass of wine. There is access to a dyke which then leads to the main river. Off street parking for 4 cars.

Additional Information

- Bed linen and duvets are provided
- Please bring your own towels (towels are not provided))
- Electricity and gas central heating included (reasonable use)
- Unfortunately **NO** pets
- **NO** smoking in the property
- Care should be taken with small children due to the close proximity to the waters edge
- **Short breaks may be available - please use the contact form to** [contact us](#)
- Weekly bookings start Friday

Please note: The owner's boat is moored at the property and is not available for guess's use. There is still plenty of room to moor a hire boat and for fishing.

Things to do

Within easy walking distance, visitors will find riverside pubs and restaurants, shops and day boat hire, whilst sandy beaches, nature trails, golf courses, craft barns and National Trust properties are all under 15 miles.

Norwich , a charming cathedral and university city, boasts galleries, museums, excellent shopping, cinemas, theatres and a castle (11 miles).

Ideas for things to do:

- Fishing
- River Trips
- Sailing and boating
- Boat hire
- Golf
- Horse riding
- Swimming
- Walking
- Bird Watching
- Cycling
- Beaches
- Castles
- Museums
- Railways
- Ancient Monuments
- Wildlife
- Theatre
- Shopping
- Churches
- National Trust

- Art galleries
- Family Attractions

Further information on things to do:

Click on these links to explore things to do:

- [Discover The Broads - Calendar of Events](#)
- [Wroxham: The Complete Guide](#)
- [Norfolk: The Complete Guide](#)
- [Norfolk - The Official website](#)
- [Pleasurewood Hills - theme park](#)
- [Wroxham Barns](#)
- [BeWILDerwood - family outdoor fun](#)
- [The CanoeMan - hire a canoe or kayak](#)
- [Hunters - 1930s Sailing Yachts](#)
- [Hippodrome Circus - Great Yarmouth](#)
- [Pleasure Beach - Great Yarmouth](#)
- [Things to do in Norfolk](#)
- [Trip Advisor - Norfolk](#)
- [Fishing licence information](#)
- [Fishing Guide to Norfolk Boards](#)

