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LUXURY HOMES
INTERNATIONAL

MEMBER



PROPERTY BROCHURE



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WIERUM

KOATERHÚSTERWEI 6 - 9141 CB - NETHERLANDS

Price on application

WIERUM

KOATERHÚSTERWEI 6 - 9141 CB

ASKING PRICE

Price on application

Status

beschikbaar

Acceptance

in overleg

CONSTRUCTION

Kind of house

Landhuis, vrijstaande woning

Building type

bestaande bouw

Construction period

2012

Particulars

duidelijk bewoning

SIZES AND LOCATION

Living area

744 m²

Other indoor space

79 m²

Exterior attached space

132 m²

Volume

2858 m³

Plot size

7880 m²

Location

aan water, aan rustige
weg, vrij uitzicht, buiten
bebouwde kom, landelijk
gelegen, zeezicht



VILLA FRIESLAND MAKELAARDIJ

Lange Marktstraat 1 +31 58 230 0623
8911 AD Leeuwarden info@villafriesland.nl



WIERUM

KOATERHÚSTERWEI 6 - 9141 CB

LAYOUT

Rooms	15
BedRooms	7
BathRooms	6
Floors	5
Facilities	mechanische ventilatie, alarminstallatie, buitenzonwering, jacuzzi, schuifpui, dakraam, glasvezel kabel, natuurlijke ventilatie

ENERGY

Class	A
Index	
End date	2036-06-30

MISCELLANEOUS

Insulation	volledig geïsoleerd
Type of roof	zadeldak
Roof materials	riet
Inside maintenance	goed
Outside maintenance	goed

C.H.

Heating	cv ketel, vloerverwarming geheel
Boiler type	Nefit Topline
Construction year	2012
Fuel	gas
Ownership	eigendom
Combined boiler	1
Hot water	cv ketel, elektrische boiler eigendom

SHED

Type	in pandig
Facilities	voorzien van elektra, voorzien van water
Amount	2

GARAGE

Type	geen garage
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GARDEN

Gardens	tuin rondom
Total surface	7880 m ²
Main garden	tuin rondom
Back entrance	1

PARKING

Facilities

op eigen terrein

Commentary

vrijplaatsen onbeperkt





WIERUM

KOATERHÚSTERWEI 6 - 9141 CB

DESCRIPTION

POUTSMA STAETE

LIVING IN COMPLETE HARMONY WITH THE
ELEMENTS

Driving through the Frisian landscape, the road gradually gives way to silence and the horizon opens towards the Wadden Sea. Here lies Wierum. A small terp village with a great soul. Nothing here is coincidental; everything has been shaped by wind, water and time. The village is sheltered from the sea, yet at the same time lives in complete harmony with it. The rhythm of ebb and flow, of light and air, still determines the atmosphere of the day here. The surroundings are among the most characteristic parts of Northeast Friesland. Directly behind the village lies the Wadden Diike, an endless line between land and sea. Here, the UNESCO World Heritage Wadden Sea can be experienced in its purest form. Alternating panoramic views across the Wadden Sea, the surf on the horizon between the islands of Ameland and Schiermonnikoog, extensive mudflats, bird-rich nature reserves and the constant movement of the water make every walk different.

THE COUNTRY HOUSE

Just outside this village stands Poutsma Staete, an exceptionally spacious and completely detached country house with an almost estate-like allure. Poutsma Staete was designed by an architect and completed in 2012 on the site of a former farmhouse. Not as a copy of the past, but as a contemporary interpretation of it. The vision was clear: to create a family home that naturally blends into the landscape and in which the experience of the elements -light, air, water and space- is central. That vision can be felt in every detail. The thatched roof, the powerful symmetrical design, the two high risalits with glass balconies and stainless-steel balustrades, the imposing wooden shutters, the refined copper ridge finish and the four distinctive

projecting balconies, which appear to float above the landscape as viewing platforms, give the property a timeless and monumental appearance.

The generous proportions, considered architecture and high-quality choice of materials give the country house a strong yet refined character. Thanks to its flexible layout, Poutsma Staete offers a wide range of possibilities for exclusive living, a multi-generational home, a combination of living and working or hosting guests at the highest level.

Characteristic features include the abundant natural light and carefully created sightlines, allowing the interior and landscape to flow seamlessly into one another. From virtually every room, panoramic views unfold across the Frisian countryside, the Wadden Sea and the ever-changing horizon.

Poutsma Staete cannot be captured in square metres or floor plans alone. It is a home that can only truly be appreciated once you are there. A place where architecture, nature and tranquillity come together, and where the landscape is not merely the backdrop, but an essential part of everyday life.

LAYOUT

The property offers a spacious open-plan layout, with attention to the surroundings, liveability and comfort.

GROUND FLOOR

- * Impressive entrance beneath risalit with robust wooden shutters, staircase, guest toilets, meter cupboard and space for a lift
- * Generous living and dining room (116m²) with large sliding glass doors opening onto the terrace, with views of the garden and landscape all around
- * Kitchen with stainless-steel worktops, built-in appliances, cupboard space, French doors opening onto an enclosed terrace with shutters and panoramic views
- * Utility room with exterior door, staircase to the first floor and laundry chute to the basement
- * Master bedroom with sliding doors and a spacious ensuite bathroom with rain showers and whirlpool bath
- * Enclosed terrace/storage area (25m²) with opening wooden sliding wall system

FIRST FLOOR

- * Accessible via the utility room to a separate landing

or via the main staircase hall

- * Generous second living room (77m²) on the gallery
- * 5 bedrooms, 4 of which have en-suite bathrooms and 2 with Velux Cabrio balconies
- * Wellness room with double jacuzzi, shower, toilet and laundry chute to the basement
- * 2x enclosed balconies with glass, stainless steel and wooden shutters

SECOND FLOOR

- *Landing with guest toilets
- *Generous living room/hall (115m²) with views over the Wadden Sea and the islands of Ameland and Schiermonnikoog, with an open kitchen
- *Bedroom/study
- *Velux Cabrio balconies/dormer windows
- *2x spacious roof terraces/balconies, which can be enclosed with wooden shutters

THIRD FLOOR

- *Landing with enclosed balcony fitted with shutters, panoramic views of the Wadden Sea and the islands of Ameland and Schiermonnikoog
- *Atmospheric loft (69m²) with 4x panoramic projecting balconies
- *2x enclosed balconies with wooden shutters

BASEMENT

Generous basement (52m²) featuring a laundry room, technical installation room including two Nefit Topline central heating boilers with buffer tanks, a central vacuum system, mechanical ventilation and storage.

OUTDOOR SPACE

The outdoor space is an essential part of the experience of Poutsma Staete. Here, architecture flows into the landscape.

- * Practical, spacious garden (7880m²) surrounded by broad ditches
- * Unobstructed views across the Frisian countryside and the Wadden Dike with sheep
- * Various terraces around the property, some fitted with glass windbreaks positioned between wooden mooring posts
- * An enclosed multifunctional space transforms into a pleasant sheltered canopy/conservatory by sliding

open the wooden panels

FEATURES

- * Spacious country house/family home
- * Energy label A
- * Unique location on the Wadden Sea with views of Ameland and Schiermonnikoog
- * Living area 744 m², Plot 7880 m², Volume 2858 m³
- * Fully equipped with underfloor heating
- * 4 living rooms, 2 kitchens, 1 dining room
- * 7 bedrooms, 6 bathrooms
- * Suitable for various living and working concepts such as family home, B&B, multi-generational living, kangaroo living
- * Possibility of a lift
- * Fibre-optic connection (1000Mb)
- * Peace, space, fresh air and expansive views as permanent qualities
- * Poutsma Staete country estate has a rich history (stinzeninfriesland.nl)
- * Unique Dark Sky and Northern Lights experience
- * Rare opportunity
- * Dokkum 12 min., Leeuwarden 30 min.

LOCATION AT WADDEN SEA NEAR DOKKUM

Although Poutsma Staete offers an unparalleled sense of peace and seclusion, all everyday amenities are surprisingly close by. The historic Frisian Eleven Cities town of Dokkum is just twelve minutes by car and offers a complete range of amenities including supermarkets, specialist shops, schools, medical care, culture and an inviting hospitality scene. With its characteristic canals, fortifications and monumental historic centre, Dokkum is a vibrant meeting place where history and contemporary comfort effortlessly come together.

The wider surroundings also have much to offer. The extensive Frisian lakes, Lauwersmeer National Park and the UNESCO World Heritage Wadden Sea are all within easy reach, creating a unique alternation of water, expansive nature and recreation.

From Wierum, the ferry ports to Ameland and Schiermonnikoog can also be reached within approximately fifteen and thirty minutes by car respectively. A spontaneous day at the beach on one of the Wadden Islands is therefore just as natural as a walk along the dike or a cycle ride through the open Frisian landscape.

What makes Wierum special is its human scale. In this

characteristic terp village, people still know one another, community involvement is a matter of course and a strong sense of community continues through village activities, local initiatives and the preservation of traditions. It is an environment where neighbours still greet one another, newcomers feel welcome and the tranquillity of the landscape goes hand in hand with the warmth of a close-knit community. Despite this serene setting, accessibility is good. Leeuwarden is approximately 30 minutes away and Groningen about an hour. Via the main roads, the Afsluitdijk, the Randstad and Northern Germany are comfortably accessible.

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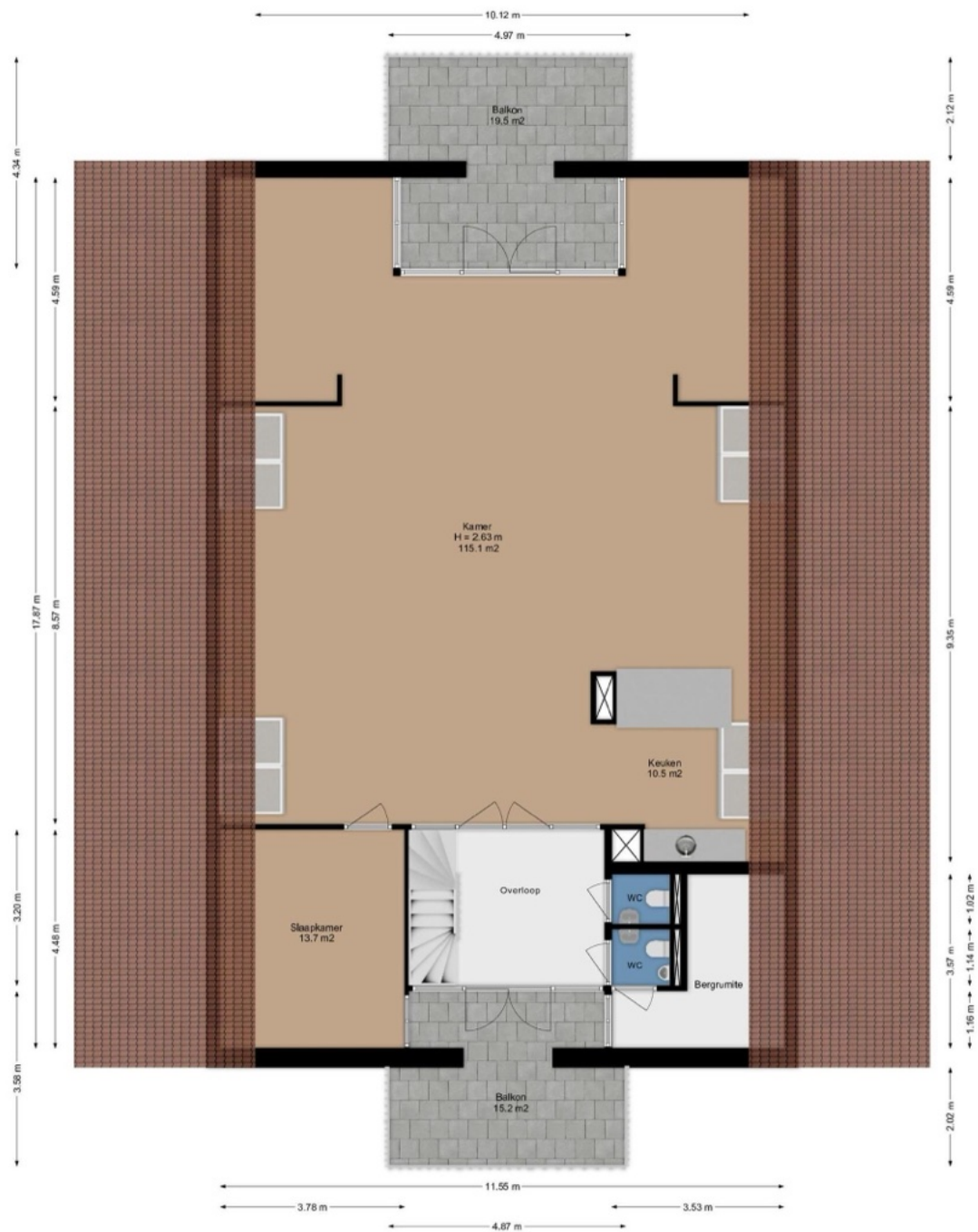




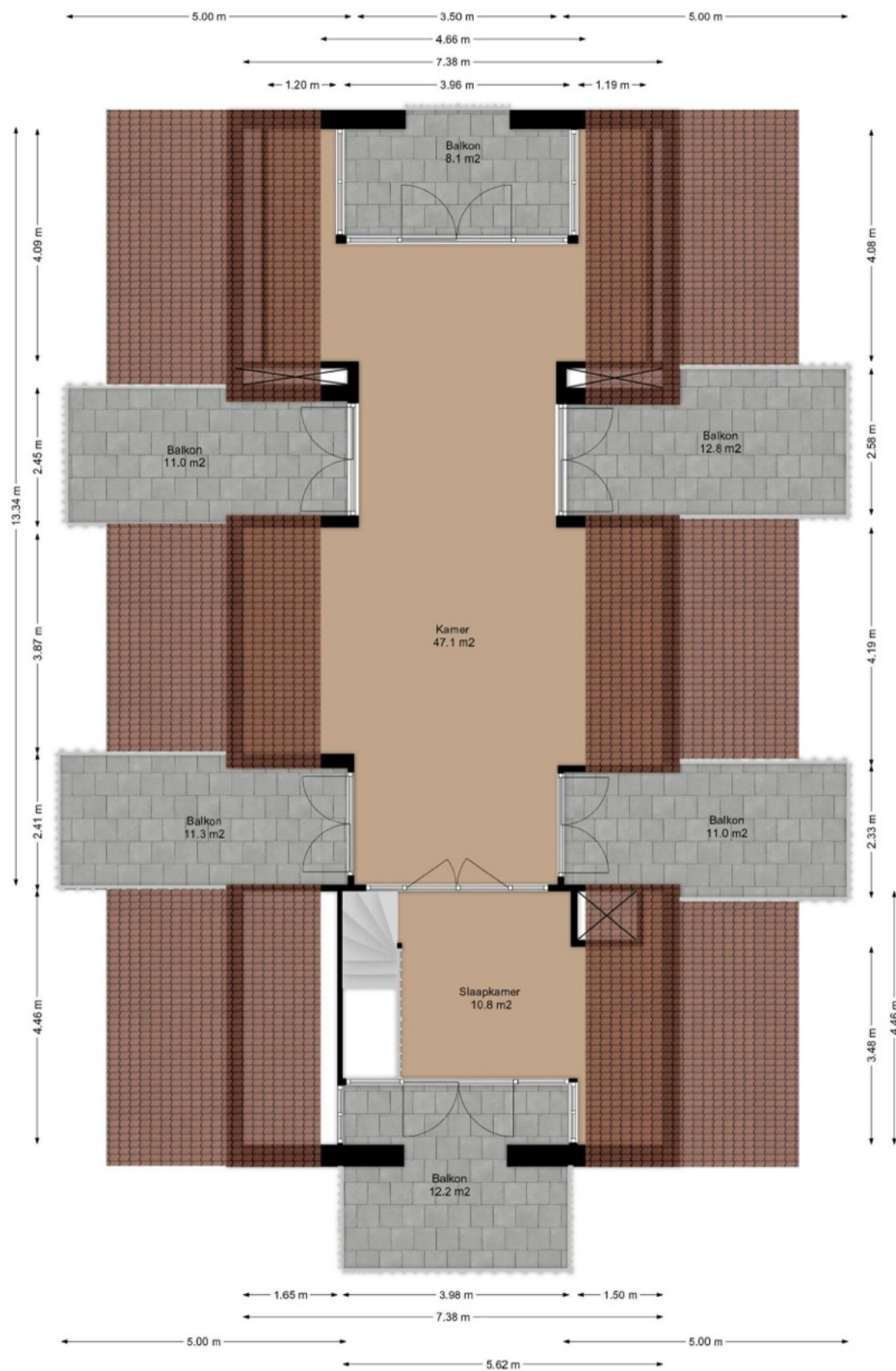
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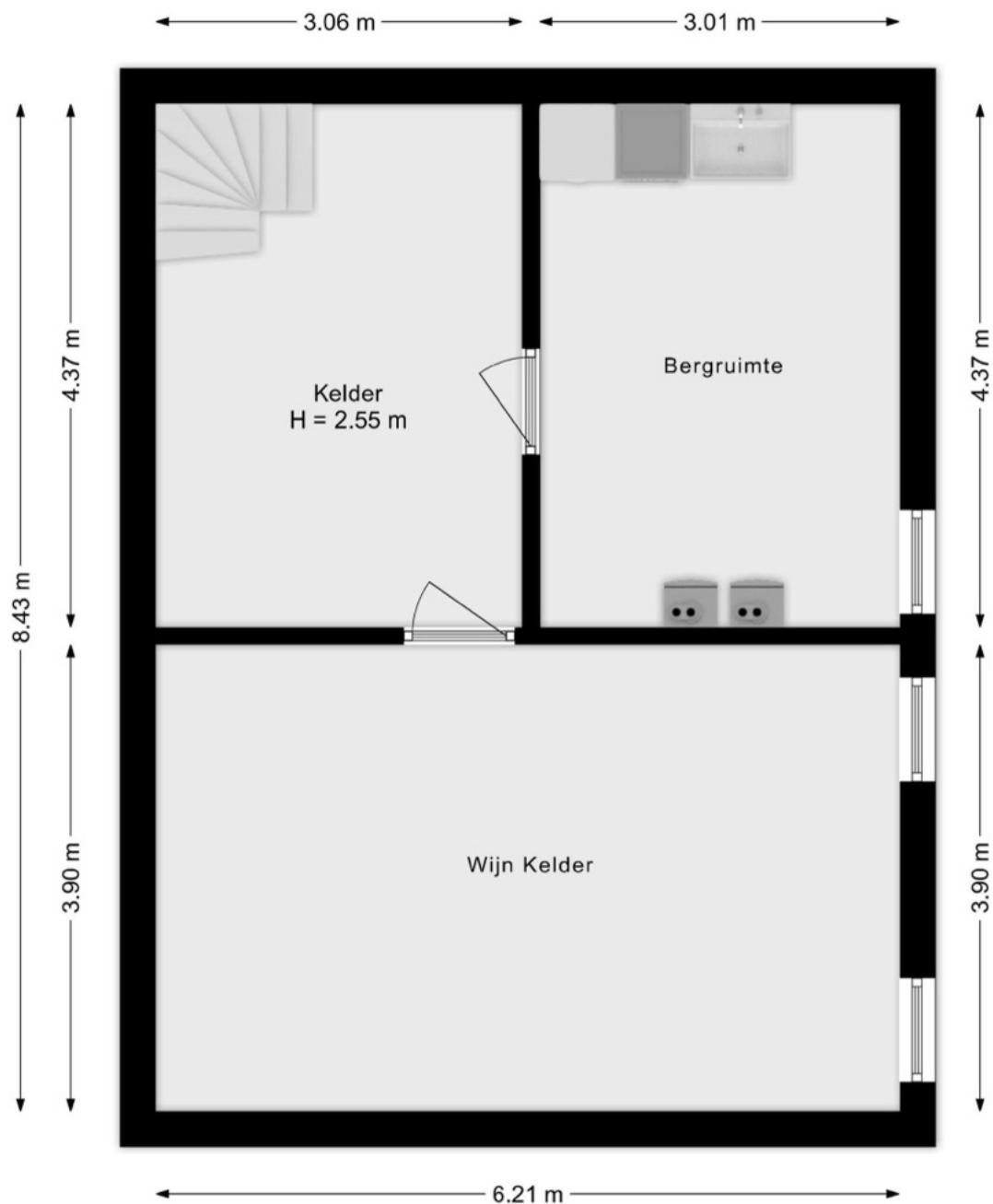
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info@villafriesland.nl

WWW.VILLAFRIESLAND.NL



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