



Baerz & Co

LUXURY HOMES
INTERNATIONAL

MEMBER



PROPERTY BROCHURE



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AKKRUM

OUDESCHOUW 8 - 8491 MP - NETHERLANDS

€1,800,000

AKKRUM

OUDESCHOUW 8 - 8491 MP

ASKING PRICE	€1,800,000
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Status	beschikbaar
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Acceptance	in overleg
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CONSTRUCTION

Kind of house	Woonboerderij, vrijstaande woning
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Building type	bestaande bouw
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Construction period	2019
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Particulars	
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SIZES AND LOCATION

Living area	401 m ²
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Other indoor space	85 m ²
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Volume	1770 m ³
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Plot size	4914 m ²
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Location	aan water, aan rustige weg, vrij uitzicht, buiten bebouwde kom, aan vaarwater, landelijk gelegen
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VILLA FRIESLAND MAKELAARDIJ

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



AKKRUM

OUDESCHOUW 8 - 8491 MP

LAYOUT

Rooms	8
BedRooms	6
BathRooms	4
Floors	3
Facilities	mechanische ventilatie, schuifpui, dakraam, glasvezel kabel, zonnepanelen, balansventilatie, natuurlijke ventilatie

ENERGY

Class	A
Index	
End date	2030-12-19

MISCELLANEOUS

Insulation	volledig geïsoleerd, hr glas
Type of roof	schilddak
Roof materials	pannen
Inside maintenance	goed
Outside maintenance	goed

C.H.

Heating	vloerverwarming geheel, warmte terugwininstallatie, aardwarmte
Hot water	aardwarmte

SHED

Type	in pandig
Facilities	voorzien van verwarming, voorzien van elektra, voorzien van water
Amount	1

GARAGE

Type	in pandig
Facilities	verwarming, elektra,
Capacity	2
Insulation	volledig geïsoleerd
Amount	1

GARDEN

Gardens	tuin rondom
Total surface	4574 m ²
Main garden	tuin rondom
Back entrance	1

PARKING

Facilities

op eigen terrein





AKKRUM

OUDESCHOUW 8 - 8491 MP

DESCRIPTION

Hidden Newly Built Farmhouse – Space, Sustainability & Direct Mooring on the Standing Mast Route

Tucked away at the end of a picturesque green lane where the trees give way to the shimmering waters of the “Nije Wetering” – the waterway linking the Pikmeer (Grou) with the Sneekermeer (Terherne) – lies this exceptional, newly built farmhouse from 2019. Boasting over 400 m² of living space on a 4,574 m² plot with a private 100-metre-long quay, this is a dream property for those seeking freedom, space and direct access to the renowned Frisian Lakes.

Designed in the style of a traditional Frisian farmstead but with a contemporary twist, this home blends rustic charm with modern efficiency. Its zinc-clad *risaliet* at the sun terrace hints at the refined architecture. Built to the highest energy standards, the property features full insulation, low-maintenance synthetic window frames, a geothermal heat pump with cooling module, heat recovery system (WTW), 38 solar panels and an A-level energy label. Inside, the ambience is open, light-filled and comfortable: a generous living area with a 107 m² kitchen-lounge, five bedrooms, four en-suite bathrooms, a spacious office, utility room and a spectacular fully insulated 75 m² barn with double stable doors.

The landscaped garden is fully fenced and gently sloping, adorned with fruit trees, espaliered lindens and blooming hydrangeas. On the waterfront side, a broad private quay offers ample space to moor several boats. This calm, dead-end canal forms part of the standing mast route, offering immediate access to open water in the direction of Grou, Sneek or the IJsselmeer. All this just a short bike ride from Akkrum, with excellent road and rail links to Groningen, Zwolle and the Randstad region.

Layout

Ground Floor

The main entrance is on the north side, adjacent to the spacious parking area. A broad hallway provides access to the utility room, guest WC, the expansive living area and the attached barn.

The living space is a haven of natural light, openness and views. Large sliding doors create a seamless connection to the terrace and garden, with uninterrupted sightlines to the water and surrounding greenery. The open-plan kitchen with island and ample cabinetry forms the heart of the home – a perfect spot for entertaining while watching a gentle parade of sailboats and sloops pass by.

Next to the living area is a home office or playroom overlooking the garden. The generous utility room is practically equipped with laundry connections.

The attached barn (or *deel*), accessible from the hall, is fully insulated and features a concrete floor with underfloor heating and large windows. High double barn doors make it ideal for multiple vehicles or even a motorhome. The technical installations are also housed here. This space offers excellent potential to be converted into extra living or work space.

The entire ground floor is finished with a modern poured floor and underfloor heating throughout.

First Floor

A wide staircase leads to the first floor. The landing features lofty ceilings, a sleek poured floor and large windows, offering access to five spacious bedrooms and four bathrooms.

Two of the bedrooms have private en-suite bathrooms; the other two share a third bathroom. All bathrooms are stylishly finished with walk-in showers, vanity units and WCs.

The master suite (46 m²) is a true private retreat with panoramic water views through floor-to-ceiling windows in the zinc-clad *risaliet*. An extra dormer window offers views of the adjacent nature reserve island. The luxurious en-suite includes a freestanding bathtub, double sink, walk-in shower and WC – a space that offers the perfect start to each day.

Attic Floor

A fixed staircase leads to the fully insulated attic, with full standing height along the length of the house. Industrial steel trusses and rustic wooden beams lend this space character. Three Velux roof windows ensure ample light. Ideal as storage or for conversion into additional living or work areas.

Garden & Location

The generous plot is bordered by greenery and includes a long driveway with ample parking. The garden is playful, child-friendly and welcoming to both humans and animals. Outdoor enthusiasts will appreciate the tranquility, space and gardening opportunities here.

Along the garden is a 100-metre-long private mooring on a calm, dead-end canal – part of the official standing mast route. Moor your sloop or sailing boat at your own quay and sail straight into the vast Frisian Lakes.

Within 10 to 30 minutes, you can reach any of the famed Frisian Eleven Cities. Thanks to the NS train station in nearby Akkrum – with direct lines to Groningen, Zwolle and the Randstad – even Amsterdam and Utrecht are less than 90 minutes away.

Highlights

- * Built in 2019
- * Approx. 400 m² living space
- * Plot size: 4,574 m²
- * Expansive kitchen-living space (107 m²)
- * 5 bedrooms, office, 4 bathrooms
- * Energy label A | geothermal heating | 38 solar panels | WTW | charging station
- * Low-maintenance | synthetic window frames
- * 75 m² insulated barn with stable doors, concrete floor and underfloor heating
- * Ideal for multigenerational living, guesthouse, or care facilities
- * Fully fenced garden
- * Unique waterside location on standing mast route
- * Excellent connections to Frisian cities and Randstad region

Be surprised by this hidden gem on the water – a contemporary farmhouse offering today's comforts and tomorrow's freedom, right in the heart of Friesland.

AKKRUM – A Lively Watersport Village in the Heart of Friesland

Nestled between the Sneekermeer and Pikmeer lakes, in the very heart of Friesland, lies the charming village of Akkrum. This well-connected, atmospheric village combines the calm of rural life with the vibrancy of a close-knit, active community.

Historically a beloved water sports destination, Akkrum is surrounded by lakes, waterways and lush

countryside. The village still exudes a welcoming, small-town character, offering a lively shopping street, several cafés and restaurants, primary schools, a GP practice and pharmacy.

Accessibility: the A32 motorway is just minutes away, offering fast routes to Heerenveen, Leeuwarden and Sneek. The major junction at Heerenveen connects with the A7 toward Groningen, Joure and Zwolle. By train, Akkrum is also well connected, with direct lines to the Randstad. Amsterdam and Utrecht can be reached in under 90 minutes.

For those seeking a location with space, peace and a touch of bustle – yet within comfortable reach of the city – Akkrum is an ideal base.



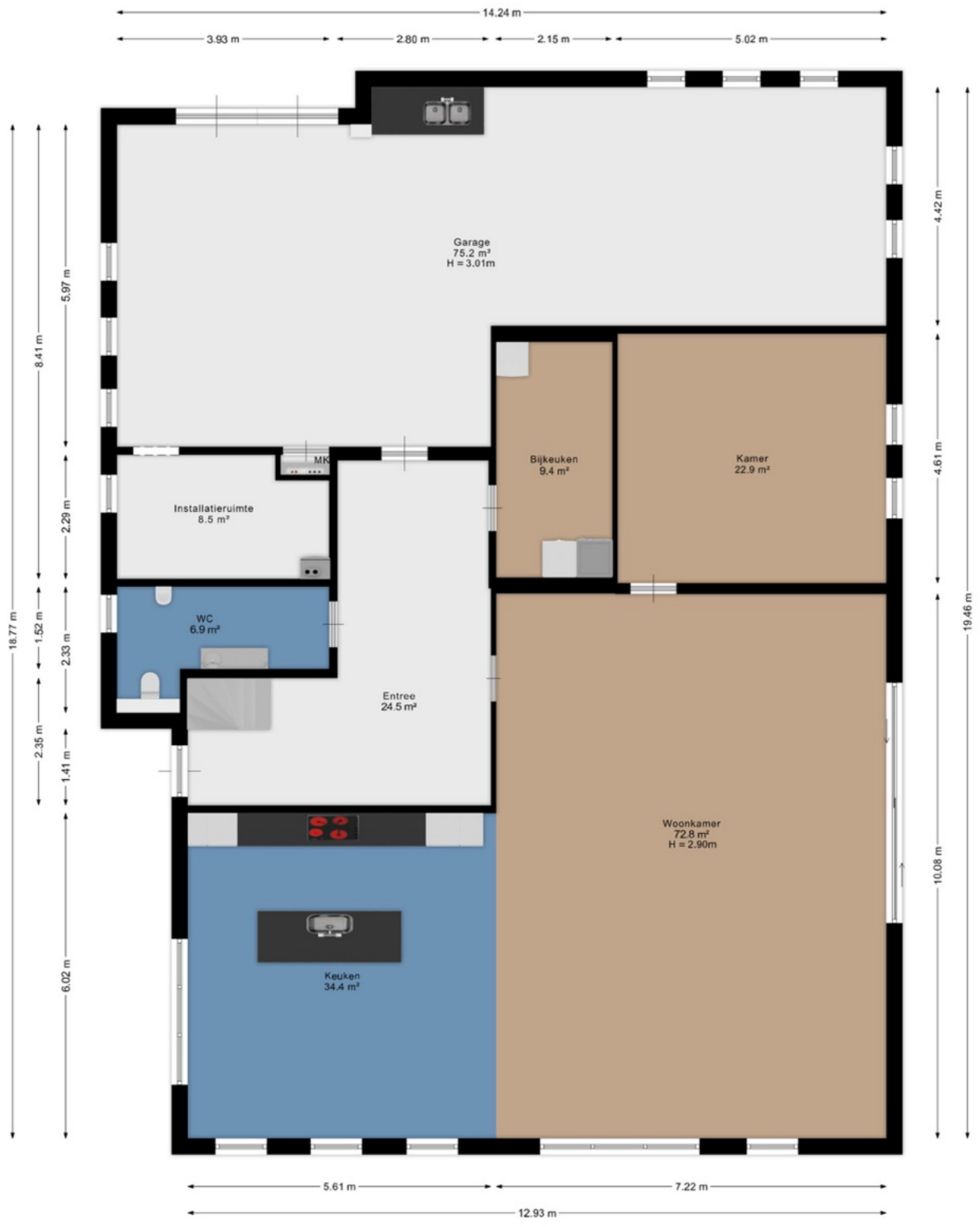




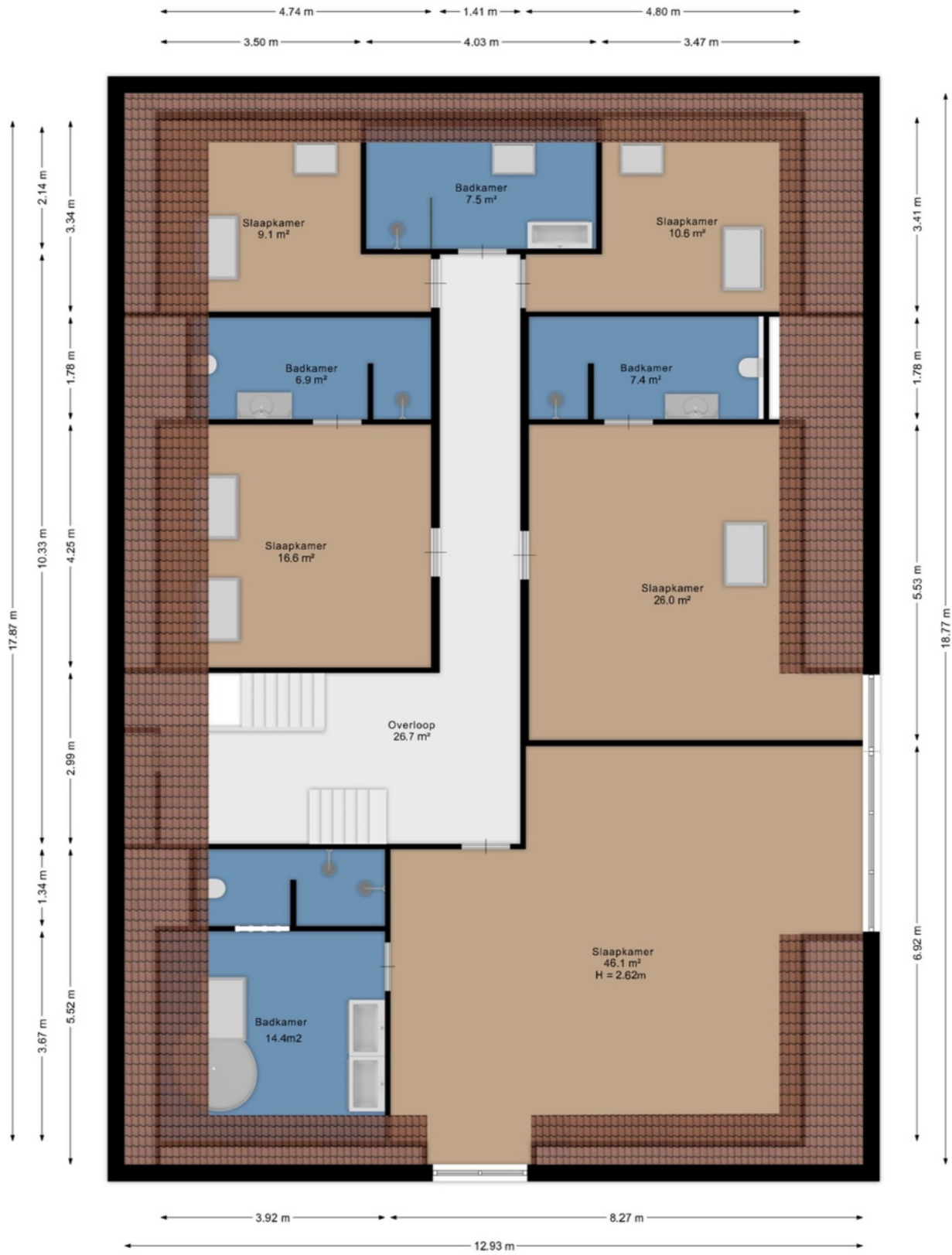




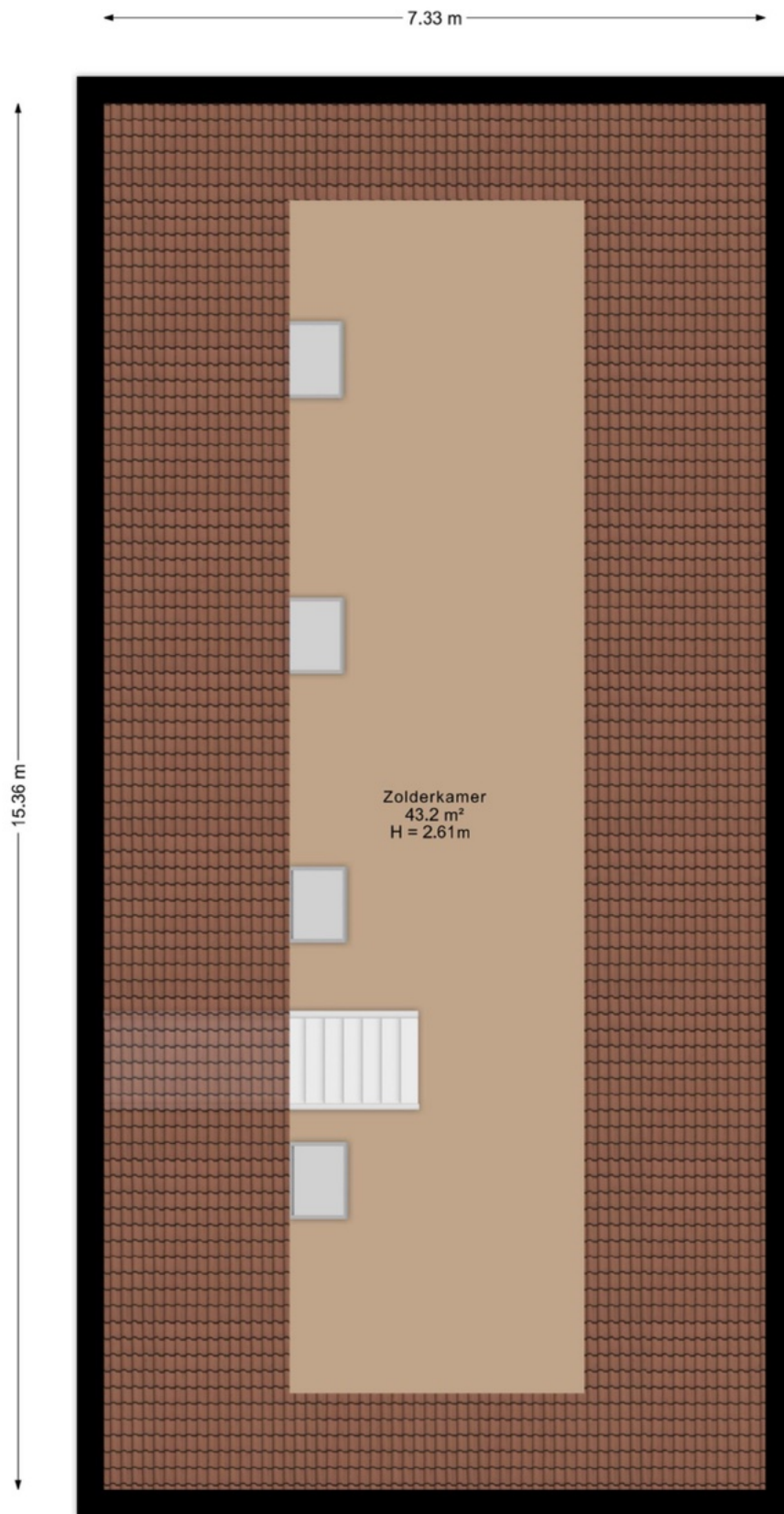




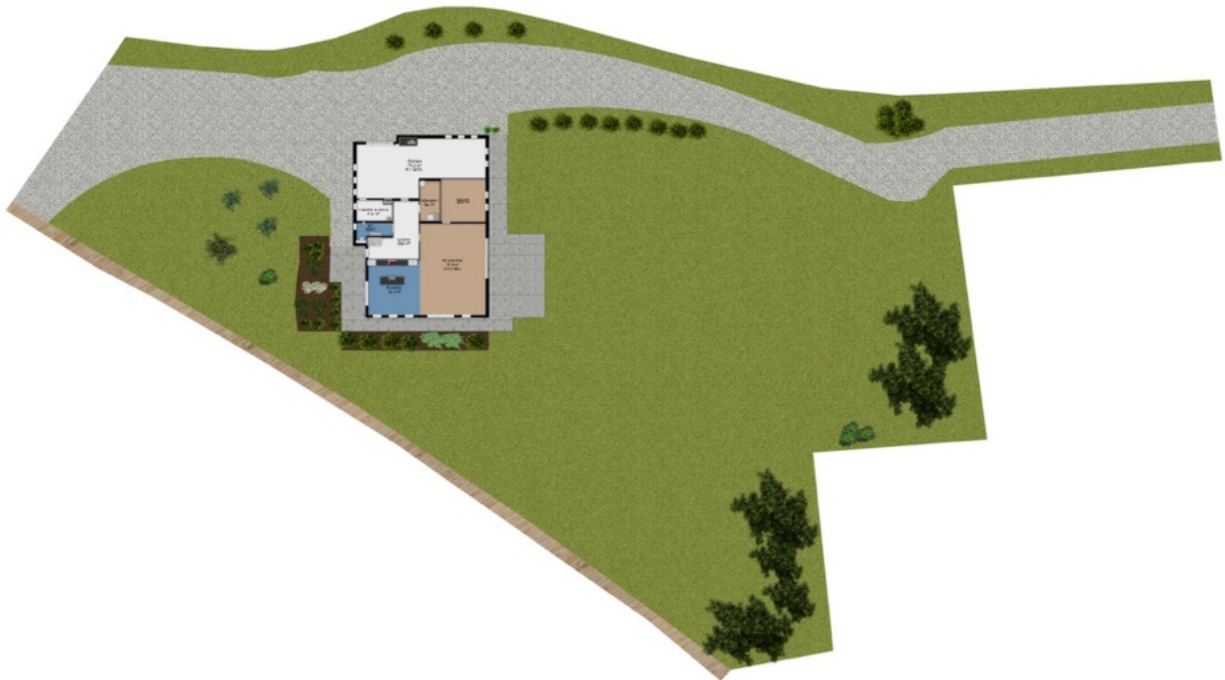
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Villa Friesland Makelaardij

Lange Marktstraat 1
8911 AD Leeuwarden

+31 58 230 0623

info@villafriesland.nl

WWW.VILLAFRIESLAND.NL



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