



SOWERBYS

FEN LANE FARM

Watton Road, Larling, Norwich
Norfolk, NR16 2AJ



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- Stunning Grade II Listed Former Farmhouse
- Excellent Blend of Character AND Contemporary Living
- Farmhouse, Two Annex's and Home Office / Games Room
- Offering Six / Seven Bedrooms in Total
- Sought After Location with Grounds Extending to 2.5 Acres (STMS)
- Highly Flexible and Spacious Living Accommodation
- Impressive Principal Suite with Bathroom and Dressing Room
- Beautiful Countryside Views to Each Aspect
- Offered with No Onward Chain

Dereham Office

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Fen Lane Farm is a highly impressive Grade II Listed farmhouse featuring a delightful blend of character, charm and contemporary modern features. Set in approximately 2.5 acres (stms) of mature lawned grounds and positioned in a well-regarded and unspoilt location. Located next to the farmhouse are two self-contained properties which previously have been very successful as private rentals but could also provide additional accommodation to the main farmhouse in the form of two annexes, perfect for multi-generational living.

Originally thought to date from the late 17th century, the existing owners have accentuated the main residence with the addition of a luxurious, architecturally designed extension to create a collection of wonderful light and airy spaces arranged over two storeys with some 3181 sq.ft of living accommodation. The property is found in immaculate condition both inside and out with all of the high quality fixtures and fittings which one might expect to find in a property of this calibre. Care has also been taken to ensure that the original character features of the farmhouse have been retained whilst incorporating the requirements of modern living.

Upon entering the large entrance hall, complete with impressive gallery landing, access is granted into the extremely generous living room, measuring over 9 meters in length and includes patio doors that lead out to the patio and garden. Following this, the kitchen/breakfast room features an extensive range of shaker style units, a large central island with further storage and patio doors also leading out into the garden. Off the kitchen, a large and useful utility room can be found, also with a door granting access out into the garden. Continuing through the ground floor accommodation, the original farmhouse section leads you to a study, WC and reception room, all of which feature original exposed beams. The reception room is dual aspect and includes a wood-burning stove - a great space to retreat to.

Upstairs grants access to the large landing, which could easily be used as an additional home working area. Off this is the impressive principal bedroom, with the main focal point being the large feature window, providing fantastic field views. This bedroom also features a large contemporary en-suite with separate dressing room. In addition to this, there are two further bedrooms, both served by a family bathroom.

Externally, Fen Lane is approached via a shingled driveway flanked by post and rail fencing, with a pleasant paddock to the front of the property. The first portion of the driveway provides both access to the property and to the neighbouring 'Fen Lane Farm Barns'. The driveway separates into private portions for each property towards the centre of the paddock. A large shingled area to the front of the farmhouse provides ample parking. The gardens are mainly laid to lawn, with a large pond and a secluded terrace between the main residence and detached outbuilding.





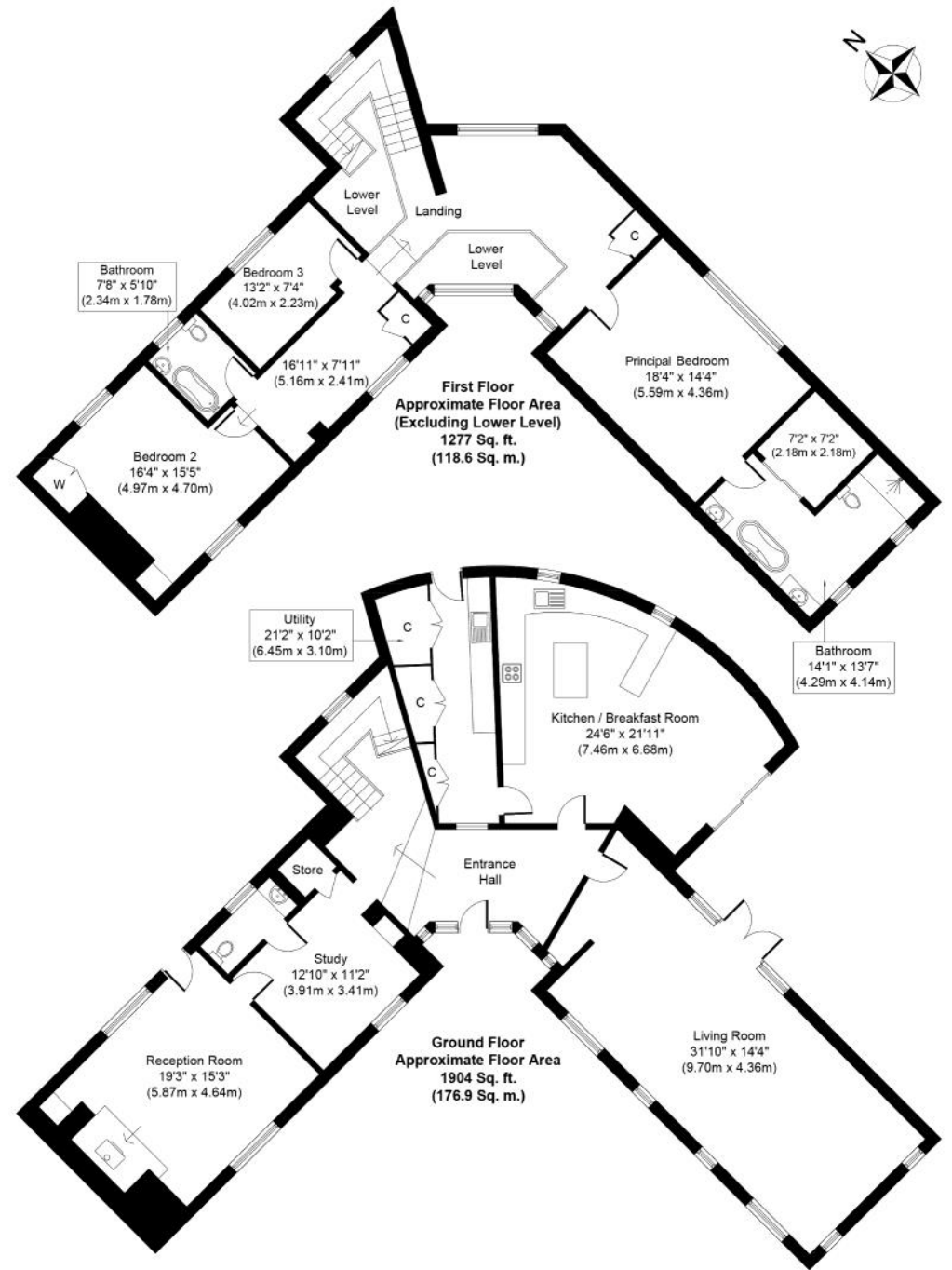












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.

Entertaining/Games Room / Home Office/Fitness Room

An impressive building of approximately 1686Sq.ft, which compliments the main house with further living and bedroom accommodation, as required. Providing space and flexibility for a host of different uses. Comprising a spacious 32'x29' open planned living area with a high quality fitted kitchen, double height ceiling with exposed timber trusses and large sets of opening glazed panel doors to two aspects. Home office/fitness room measuring an impressive 22'x14', shower room, walk-in storage cupboard and further space to the inner hallway measuring in excess of 21'x10' in itself.





Annexe One

Accessed via a central cobbled courtyard, this single storey barn style annexe features well-appointed accommodation to include entrance hall, dining room, living room, fitted kitchen with integral appliances, double bedroom with built in wardrobes/storage and a shower room. Perfect for holiday or full time lets.



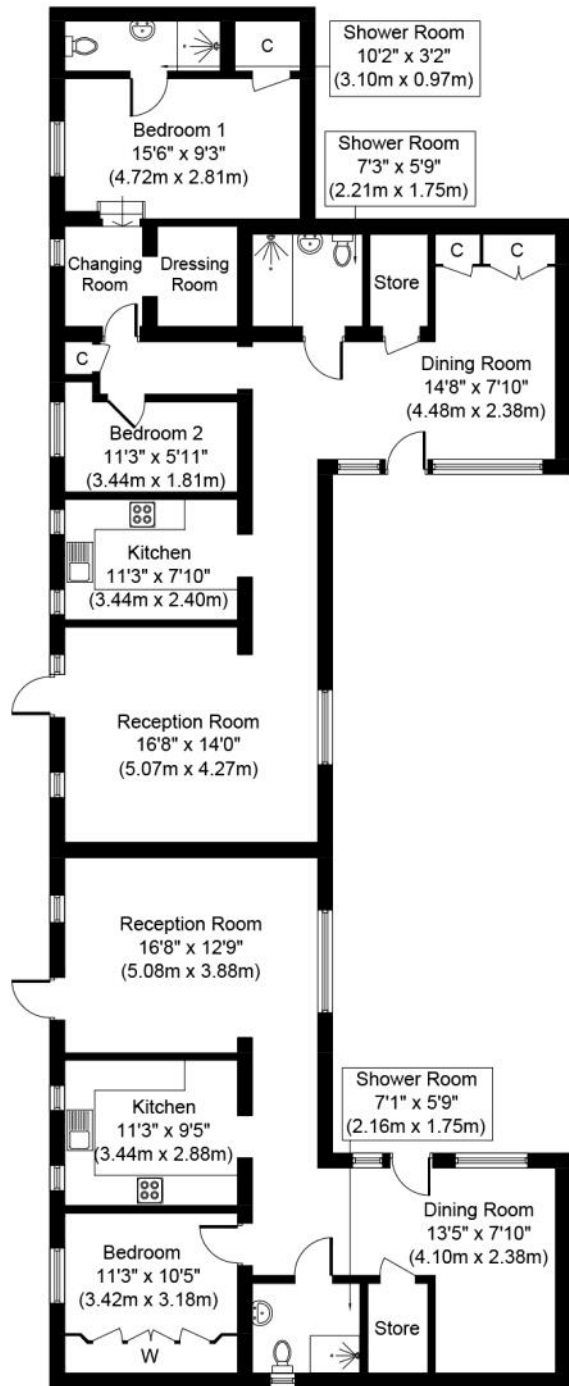


Annexe Two

Accessed via a central cobbled courtyard and adjoined to cottage one, similarly in a single storey barn style. Featuring well-appointed and flexible accommodation to include entrance hall, dining room,, living room, fitted kitchen with integral appliances, bedroom one with dressing room, en-suite and built in wardrobe cupboard, bedroom two and a shower room. Perfect for holiday or full time lets.

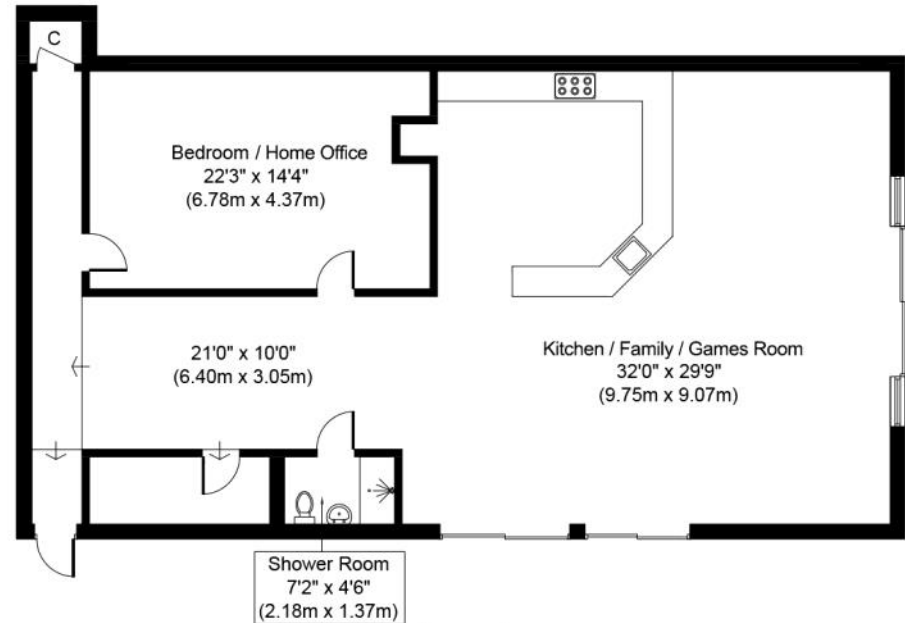






Cottage 2
 Approximate Floor Area
 1104 Sq. ft.
 (102.6 Sq. m.)

Cottage 1
 Approximate Floor Area
 770 Sq. ft.
 (71.5 Sq. m.)



Annexe 3
 Approximate Floor Area
 1687 Sq. ft.
 (156.7 Sq. m.)

LARLING

Larling is located approximately 8.5 miles north east of Thetford. The sought after market town of Thetford benefits from its well connected transport links, with trains twice hourly to Norwich and London and hourly to Cambridge and Peterborough. It's location by the A11 means Norwich is just 25 miles way by car and Bury St Edmunds just 15 miles, while the dual carriageway all the way to the A14 means Newmarket and Cambridge are an easy commute. There is an excellent range of facilities and good schools, a twice weekly market and Thetford Forest is just minutes away which is a haven for wildlife and offers endless miles of walks, activities including Go Ape, and picnic areas. It is also a popular location for performances by international music acts.

SERVICES CONNECTED

Mains electricity and water. Private sewage treatment plant. Oil Fired Central Heating. Telephone, broadband and Sky connections.

COUNCIL TAX

Fen Lane Farmhouse—Band G
Annexe One—Band A
Annexe Two—Band A

ENERGY EFFICIENCY RATING

Fen Lane Farm - D.Ref:-7708-4003-7289-0450-4270

Annexe One - D. Ref:-9665-2879-7290-9691-5851

Annexe Two - D. Ref:-9498-5928-7209-6571-6934

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.



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SOWERBYS
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