



The Mead, Largate, Horstead, NR12 7NX



Property Features

- A RARELY AVAILABLE LOVELY RURAL LOCATION
- SEVEN BEDROOMS
- THREE RECEPTION ROOMS
- IMPRESSIVE KITCHEN/BREAKFAST/DINING ROOM
- TOTAL PLOT INCLUDING THREE PADDocks OFFSET FROM THE PROPERTY OF APPROX. 4.5 ACRES STMS
- AMPLE PARKING
- OUTBUILDINGS

An impressive period property in an idyllic "tucked-away" location which at one stage was part of the Coach House for Horstead Hall and the estate. Located in the area known at Largate which is conveniently placed for access to the villages of Horstead and Coltishall and from there the main road links to both market town of North Walsham and the city of Norwich and in the opposite direction the village of Buxton and the market town of Aylsham are within easy reach. There is also excellent access to the beautiful north Norfolk coast.

The property's accommodation is arranged as follows; entrance hall, divided into two areas, sitting room, dining room, kitchen/breakfast/dining room, utility room, cloakroom, lounge, side entrance hall, bedroom 7 or additional reception room as required, boot/tack room, workshop/boiler room all on the ground floor with the first floor providing over two separate areas of the house, three bedrooms and a family bathroom to the main house and to the side wing a further three bedrooms, one of which has an ensuite and a family bathroom.

Viewing is most strongly recommended to appreciate both the property, its potential and rural location.

The property features period, charm and character, offers excellent scope for improvement and if required reconfiguring of the accommodation. The central heating system is a pellet fed boiler to radiators. The property mainly comprises sealed unit double-glazed windows.

The outside space is arranged to provide ample parking and turning area, a stable block, further outbuilding and a formal garden to the front of the property and then three paddocks/meadows ideal for equestrian use which are offset beyond the front garden beyond the access lane.

Part glazed wood panel front door to:-

ENTRANCE HALL

Ceramic tile flooring, radiator, arch opening to kitchen/breakfast/dining room, arch opening to:-

SECOND HALLWAY

With ceramic tile flooring, radiator, double-glazed door to the outside. Stairway to first floor, doorway to the dining room, door to:-

SITTING ROOM

20' into bay (max) x 17'9" (min) x 14' 9" (6.1m x 4.5m) Older style fireplace with polish stone hearth and surround with mantel over, inset ornate tiles and grate. Wood strip flooring, two radiators, sealed unit double-glazed bay window to the front.

DINING ROOM

18' 6" x 10' 11" (5.64m x 3.33m) Older style fireplace with polished stone hearth, surround and mantel, tiled floor, radiator, sealed unit double-glazed window to the front, fitted cupboards and shelving, built-in deep cupboard, double-glazed door to the outside.

KITCHEN/BREAKFAST/DINING ROOM

29' 10" max 17'5" min x 16' 10" (9.09m x 5.13m) Fittings comprising polished stone work surfaces and island unit, incorporating a two-half bowl sink unit with quooker mixer tap and softner, Stoves electric range style cooker with extractor unit and induction hob, ceramic tile flooring, two radiators, plumbing for dishwasher, sealed unit double-glazed windows to side, double-glazed French doors to outside, door to lounge, panel door to:-



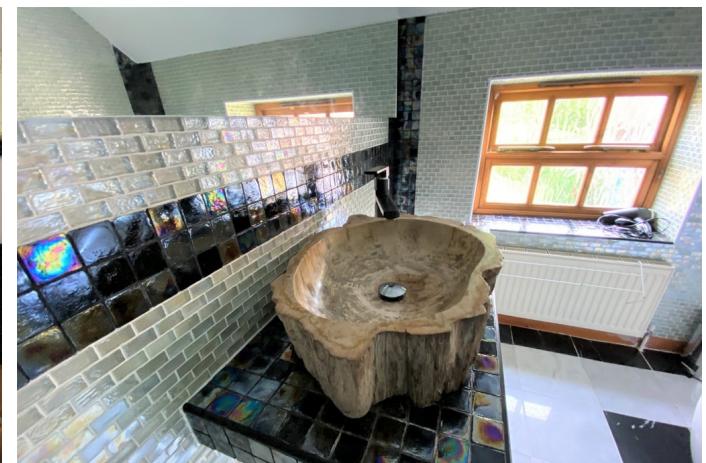
UTILITY ROOM

8' 8" x 6' 4" (2.64m x 1.93m) Stainless steel single drainer sink unit with mixer tap, work surface, ceramic tile flooring, plumbing for automatic washing machine and double-glazed window to side. Panel door to:-

CLOAKROOM

6' 4" x 3' (1.93m x 0.91m) Ceramic tile flooring, WC, sealed unit double-glazed window to side.







LOUNGE

20' 6" x 14' 6" (6.25m x 4.42m) Radiator, sealed unit double-glazed windows to front and rear. Panel door to:-

SIDE ENTRANCE HALL

Ceramic tile flooring, radiator, sealed unit double-glazed window to front, stairway to floor, part glazed door to outside.

BEDROOM 7 / ADDITIONAL RECEPTION

18' 10" x 11' 10" (5.74m x 3.61m) Radiator, sealed unit double-glazed windows to rear, built-in double wardrobe.

BOOT/TACK ROOM

15' 3" x 8' 5" min exc. lobby (4.65m x 2.57m) Ceramic tile flooring, butler sink, radiator, sealed unit double-glazed window to the front, part glazed stable door to:-

WORKSHOP/BOILER ROOM

23' 9" x 13' 3" (7.24m x 4.04m) Housing the pellet fed boiler, windows to front, door to outside.

Stairway to first floor (Main House):-

LANDING

Radiator, sealed unit double-glazed window to front.

BEDROOM 1

17' 11" x 10' 4" (5.46m x 3.15m) Two radiators, sealed unit double-glazed windows to side and rear.

BEDROOM 2

17' 11" x 8' 6" (5.46m x 2.59m) Two radiators, sealed unit double-glazed windows to front and rear.

BEDROOM 3

13' 5" x 7' 7" (4.09m x 2.31m) Radiator, sealed unit double-glazed window to rear.

BATHROOM

13' 6" x 9' 1" (4.11m x 2.77m) White suite comprising panel sided, wall mounted shower, curtain rail, pedestal wash hand basin, WC, ceramic tiled floor, radiator, part tiled walls, sealed unit double-glazed window to rear, built-in cupboard housing hot water tank.

Stairway to first floor (Side Wing):-

LANDING

Radiator, double-glazed velux window to rear.

BEDROOM 4

20' 9" x 15' 4" (6.32m x 4.67m) Two radiators, sealed unit double-glazed windows to front and rear, panel door to:-

ENSUITE

9' 10" x 6' 6" (3m x 1.98m) Shower cubicle with multi-functional jets and settings, vanity mounted wash hand basin, WC, ceramic tile floor, radiator, seal unit double-glazed window to front, extractor unit.

BEDROOM 5

14' 8" x 10' (4.47m x 3.05m) Two double-glazed velux windows to front and rear.

BEDROOM 6

9' 3" x 8' 3" (2.82m x 2.51m) Radiator, double-glazed velux window to front.

BATHROOM

8' 11" x 5' 4" (2.72m x 1.63m) White suite comprising panel sided bath, wall mounted shower attachment, vanity mounted wash hand basin, WC, radiator, wood strip flooring, extractor unit.

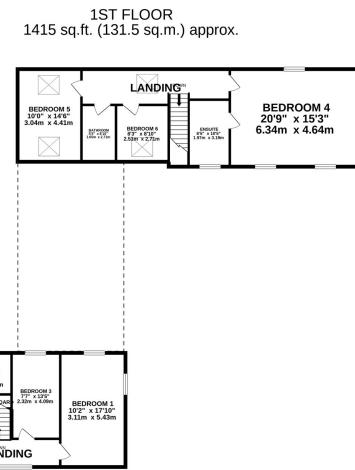
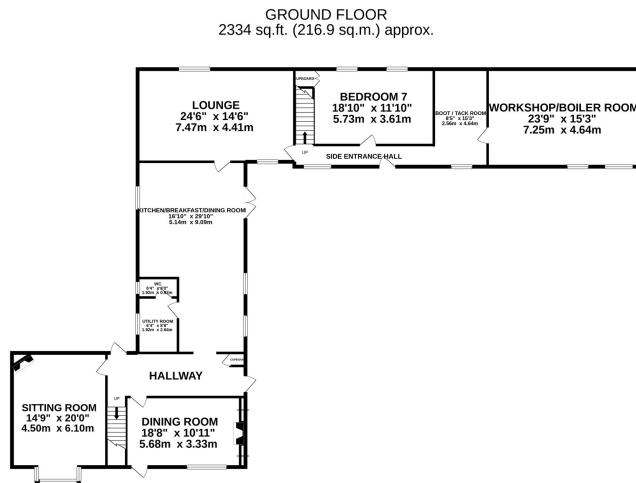
OUTSIDE

The land extends to some 4.5 acres (STMS) which includes the formal gardens to the front of the property and ample parking and turning area, there is also a wooden stable block and further outbuilding. Beyond the front garden and an access lane are three paddocks/meadow areas, suitable to equestrian use as detailed by the plan. There are a substantial number of solar panels on the property which are within the ownership of the property.

VIEWING

Strictly by appointment with Arnolds Keys County on 01263 738444.





TOTAL FLOOR AREA : 3749 sq.ft. (348.3 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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Monday- Friday: 9am- 5.30pm
Saturday: 9am- 4pm
Sunday- Closed

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