



Leet Hill House

Yarmouth Road | Kirby Cane | Norfolk | NR35 2HJ

FINE & COUNTRY

LIFE IS SWEET



“Said to have been built for a well-known sugar merchant, this Edwardian home is both welcoming and grand.

With a parkland feel, paddocks and woodland it sits within 16 acres of land.

Close to main roads, Broads, beach and city, it’s convenient yet private – the perfect position.

With two-bedroom annexe and mobile home too, at this beautiful place your dreams come to fruition.”



KEY FEATURES

- An Attractive and Imposing Edwardian Country Home Circa 1900 located in an Envious, Elevated Position with Stunning Far-Reaching Views
- Also benefitting from a Two Bed Self Contained Annexe
- The Main House has Ten Bedrooms; Five Bathrooms
- Four Reception Rooms, Kitchen, Pantry, Laundry Room and Cellar
- Beautiful and Well-Established South Facing Garden in a Woodland Setting
- Well Maintained Equestrian Facilities including Three Stables, Stores and Four Field Shelters
- Timber Post & Rail Fencing Forming Seven Enclosed Paddocks, Exercise Ring Paddock & Two Night Paddocks
- Large Garage for Multiple Vehicles
- The House and Garage extends to 8,034sq.ft
- Energy Rating D

Thought to date from 1901 and said to have been built for the Tate family of Tate & Lyle as their holiday home, this handsome Edwardian property is most impressive. It's secluded but not isolated, private and peaceful but with easy access to amenities. The land extends to around 16 acres, with gardens, woodland, paddocks, stables and more – altogether a great equestrian set up and a magnificent family home, ideal for multi-generational living or perhaps the option of an income stream.

Fine Features

When the current owners came here, they were looking for a property with enough room for family gatherings and enough land for their four horses. This fit the bill perfectly. "We wanted privacy, as well as character. This is such a great location and although it needed a bit of updating, there were no major works to be done. We've been able to enjoy it from the start." During their time, they have upgraded the heating, electrics and plumbing and have redecorated throughout, but the works are sympathetic and the property has been relatively untouched, retaining beautiful features such as tiled and wooden floors, period fireplaces, picture rails and more. It also has an unusual barrelled ceiling along the galleried landing, with a real sense of space and wonderful proportions throughout the accommodation. "The family who lived here before us were here for around 50 years – it's not a place that's easy to leave!"

Making The Most Of It All

You might think that ten bedrooms would be hard to fill, but the owners have found the house to work very well, enabling them to give their growing family privacy in years gone by and now giving them the space for everyone to stay here comfortably. The top floor houses three bedrooms, two receptions, a small kitchen area and a generous bathroom,





KEY FEATURES

so teens will be more than happy tucked away up here. You'll probably struggle to tempt them downstairs! The sound proofing has proved most impressive too, as the owners can attest – one of their sons is involved in music and has put it to the test! Down on the first floor, the master bedroom has a feature fireplace and magnificent en-suite with bath and separate shower. It leads on to another room that could be a bedroom, private study or dressing room and opens onto a balcony giving stunning views over the south-facing garden. There are two bedrooms, a bathroom and shower room to the rear of the house, while two further bedrooms (one of which is en-suite) interconnect – perfect for anyone with little ones. Downstairs, the owners find they spend much of their time in the country style kitchen, complete with Everhot cooking range, breakfast bar and space for a family table. There's a walk-in pantry, a generous laundry and separate utility, so this is a home as practical as it is desirable.

Making Memories

The owners love gathering their children and grandchildren here and have celebrated many Christmases and birthdays over the years. They can seat everyone with ease in the impressive dining room, with plenty of space to chill out in the drawing room too. The conservatory is also a favourite, getting the sun right through the day, so you can sit there enjoying views of the garden with your morning cuppa, then return glass in hand after dinner. A sitting room and study add versatility and complete the accommodation. During their years here, the current owners have added a two-bedroom annexe over the garage, perfect for multiple branches or generations of the same family to live together but have their own space, as well as a mobile home which also offers two bedrooms and is well maintained.

Verdant Views

Outside, the main part of the garden is found to the south and has a large expanse of lawn surrounded by gorgeous mature trees – oak, pine, beech, red cedar and more. It gives great privacy but allows for a sense of openness – a lovely balance. There's abundant wildlife, thanks to the semi-rural location, so you always have something to watch. You also have excellent equestrian facilities here, with paddocks, stables, storage, field shelters and more. "We have deer that have become so used to us, they barely notice when we walk the dogs in the woods. It's brilliant having nature on the doorstep." A bridleway runs from the bottom of the drive, so it's easy to get out and about on horseback or on foot and to visit the village without having to go on the road; ideal if you want to go for food and drink at the popular local restaurant. Your only neighbour here is a small quarry next door, which the owners have found perfect as there's no noise or disturbance. You're within easy reach of the A143 and around 16 miles from Norwich in one direction and the coast in another.























SELF-CONTAINED SECOND FLOOR APARTMENT







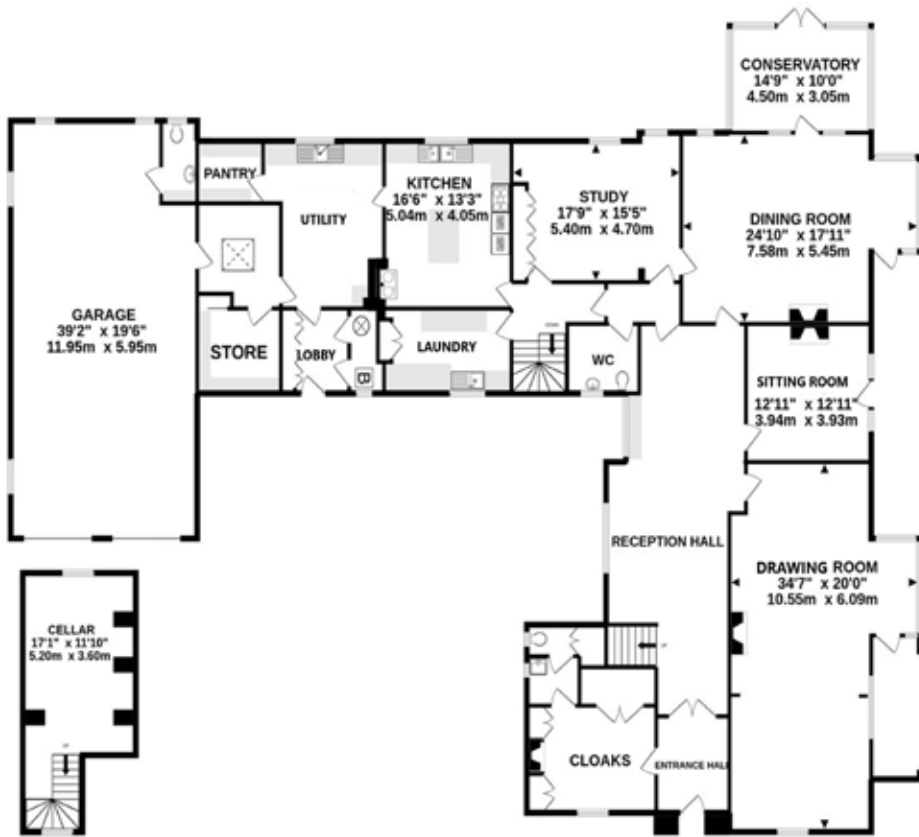
ANNEXE
ABOVE THE
GARAGE





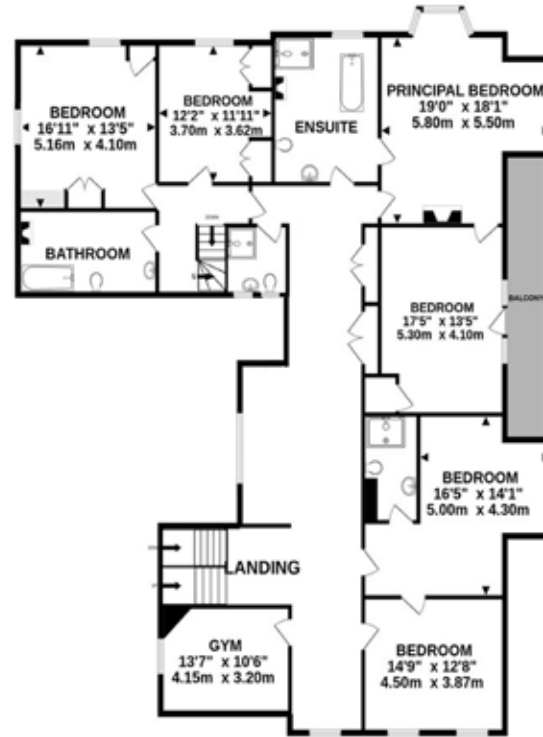




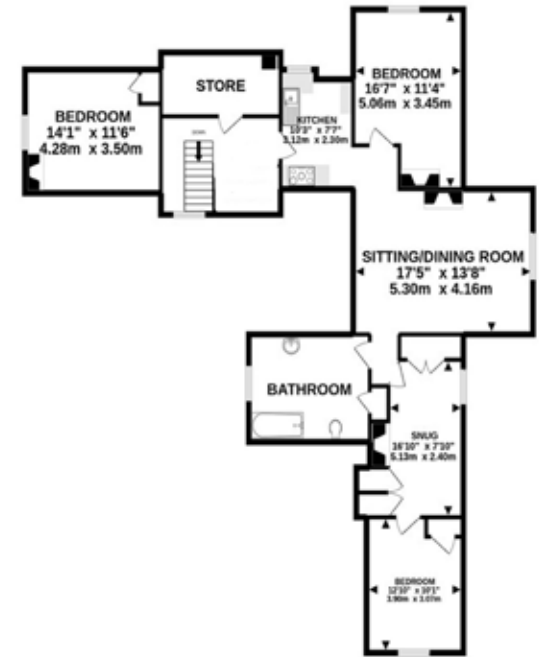


CELLAR
25 sq ft (2.3 sq m) approx.

GROUND FLOOR
268 sq ft (24.7 sq m) approx.



1ST FLOOR
266 sq ft (24.6 sq m) approx.



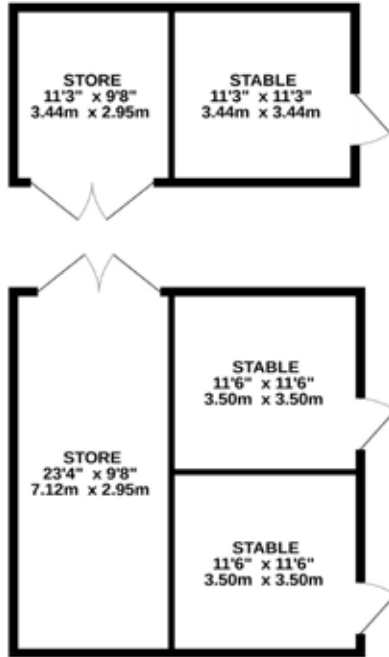
2ND FLOOR
128 sq ft (11.8 sq m) approx.

TOTAL FLOOR AREA : HOUSE & GARAGE - 8034 sq.ft. (746.3 sq.m.) approx.

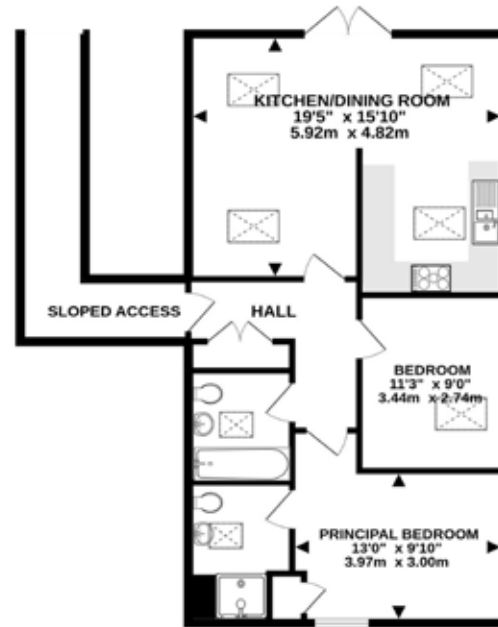
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk

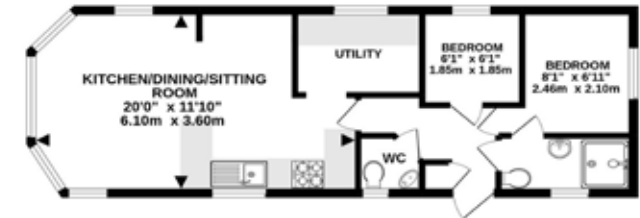
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EQUESTRIAN
733 sq.ft. (68.1 sq.m.) approx.

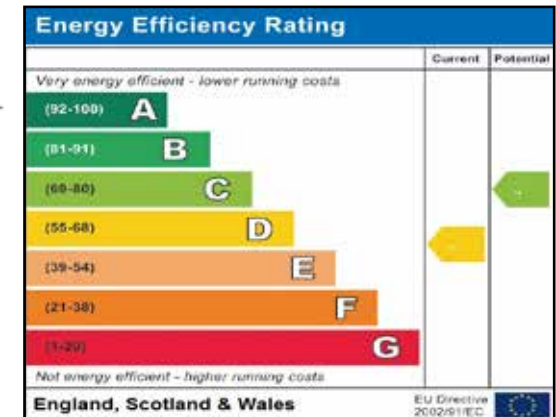


ANNEXE (ABOVE GARAGE)
840 sq.ft. (78.1 sq.m.) approx.



STATIC CARAVAN
429 sq.ft. (39.9 sq.m.) approx.

TOTAL FLOOR AREA (OUTBUILDINGS): 2003 sq.ft. (186.0 sq.m.) approx.
TOTAL FLOOR AREA (ALL ACCOMODATION & OUTBUILDINGS) : 10037 sq. m. (932.3 sq. m.) approx.
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INFORMATION

On The Doorstep

Kirby Cane is located to the south of Norwich providing a fine rural feel whilst local amenities are close by. Just off the A143 and approx. 4 miles from Bungay and 4.5 miles from the popular market town of Beccles where you will find a great selection of independent shops and amenities.

How Far Is It To?

The market town of Diss is just half an hour's drive away and provides a main line rail link to Liverpool Street. Norwich, the Cathedral city and regional centre of East Anglia is approximately 16 miles away and is a thriving city with a fast electrified rail service to London Liverpool Street along with some wonderful high street shopping including the shopping centres situated centrally within the city. The Norfolk Broads can be found just 10 minutes down the road with all manner of boating and water activities as well as nature walks. The Heritage Coast, including the popular seaside town of Southwold, is found within a 30-minute drive to the east.

Directions

Leave Beccles on the A146 towards Norwich, at the McDonalds roundabout, go straight over the next roundabout and then take the first exit onto the A143 and continue on this road. Take a left hand turn onto Church Road and then the next left again onto Yarmouth Road. The property can be found on the left hand side down a very long drive way.

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words...[pillow.campsites.screamed](https://www.pillow.campsites.com)

Services, District Council and Tenure

Oil Fired Central Heating, Mains Water, Private Drainage
South Norfolk District Council - Council Tax Band F
Freehold





FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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