



Melsham House
Marsh Road | Limpenhoe | Norfolk | NR13 3HX

FROM PONIES TO PARTIES



“A beautiful corner of the Norfolk countryside, with paddocks and stables, glorious views. An impressive family home to enjoy with plenty of land for whatever you choose. The perfect place to raise a family, for ponies, a smallholding, holiday let or more, all in a setting that’s so very appealing, a place to make memories, a home to adore.”



KEY FEATURES

- A Detached Farmhouse situated within the Hamlet of Limpenhoe
- Four Bedrooms to include Principal Bedroom with Dressing Area and Balcony: Second Bedroom with Juliette Balcony and Two Further Bedrooms and Main Bathroom
- Four Receptions Rooms
- Kitchen and Separate Breakfast Room; Ground Floor Shower and Bathroom
- The Property is approached via Electric Gates onto a Driveway providing Ample Off-Road Parking
- The Grounds extend to 2.9 acres (stms) and include a Raised Deck Area with Hot Tub
- Stable Block to include Garage, Tack Room, Hay Storage and Attached Outbuilding currently utilised as a Games Room: Manege
- The Accommodation extends to 2250sq.ft
- Energy Rating: E

With just under 3 acres of gardens and paddocks could be yours at this enviable family home with equestrian facilities. Set in open countryside with a high degree of privacy and no passing traffic, it's a real haven, yet it's also perfectly placed for riding, walking, heading to the beach or exploring the Broads. With a train station a short walk away, plus easy access to the river crossing in one direction and to the A47 in the other, you can benefit from the best of everything here.

An Idyllic Place

Home to the owners for over 20 years, it's clear this is a happy and welcoming home. "We came here looking for a place to raise a family and to have horses. This has been perfect on both counts." Having the land means children can grow up with a huge amount of fresh air and freedom, camping out on the grass, playing football and cricket on the lawn, having plenty of room for play equipment, and so much more. You could grow your own, keep chickens... whatever you fancy. The owners love entertaining here, hosting big barbecues with friends and family – and because you're well positioned within your own land, you don't need to worry about disturbing the neighbours. It's peaceful and quiet too, with abundant wildlife. Deer roam the fields and cross the lawn, while from the balcony you can watch the birds of prey hunting and circling over the surrounding countryside.





KEY FEATURES

Equestrian Facilities

There's a very large paddock, along with a manège and stable block that includes a tack room, office and studio that the owners use as more of a social space. This means it's well set up for equestrian usage right from the start, but the buildings offer potential in other ways too. It's great if you need a workshop or man cave or perhaps a hobby room. The owners have previously had planning permission to convert the stable block into a two-bedroom annexe and it would also make a great holiday let, subject to planning. Certainly this is a popular area with holidaymakers, so no doubt such accommodation would be in demand.

A Wonderful Childhood

The owners bought the house from a family who had lived here for many years until their children flew the nest. They in turn have done the same and are only moving because their children too have grown up and moved on. During their time here, the owners have extended the property significantly and today there's plenty of space for all. "Our kids had an amazing time growing up here and had so much fun, as did the family before us. Now it's time to hand it on to the next generation, so others can enjoy it all. It's such a great place to grow up."

A Peaceful Position

The location is another attraction. You're right at the end of a no-through road, so it's very secure for the horses and there's no passing traffic. It's incredibly open and the views are stunning, with the vista from the balcony being particularly mesmerising. It's so very green – but it's not isolated. You can walk to the train station and head into Norwich, or drive up onto the A47 to travel towards Great Yarmouth for the beach, or into Norwich. The River Yare runs close by and you can cross at nearby Reedham, or head out for lunch and enjoy being so close to the beauty of the Broads.





BE
TENT
AWAY
CIRCUS

Home
BEER



























INFORMATION

On The Doorstep

Situated in the hamlet of Limpenhoe, with easy access onto the A47. The property is just 2.3 miles from Reedham, a village on the north bank of the river Yare and close to the Norfolk Broads, Reedham offers local amenities including schooling, shops, popular local pubs and restaurants, a regular train service with links to the city of Norwich and Reedham chain ferry, which regularly crosses the river.

How Far Is It To?

Further amenities are provided in Brundall which is approximately 6.5 miles away and the Cathedral City of Norwich which is approximately 15 miles west and provides extensive shopping and leisure facilities as well as a train station with direct links to London Liverpool Street Station with a fastest journey time of 1 hour and 30 minutes. To the north side of Norwich there is also an International airport.

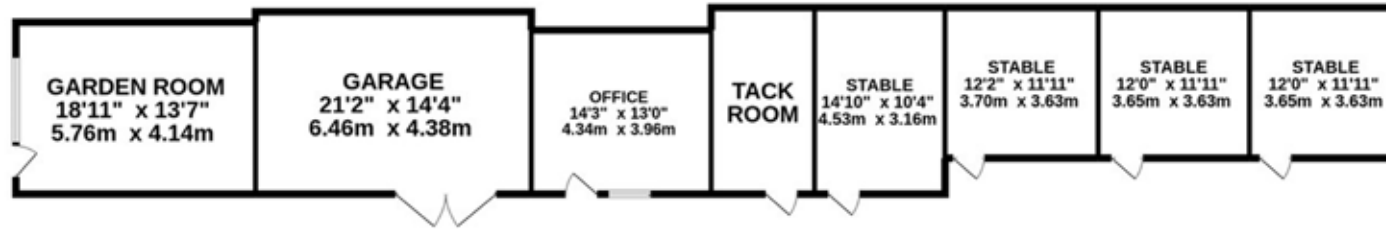
Directions

Follow Sat Nav for Postcode NR13 3HX

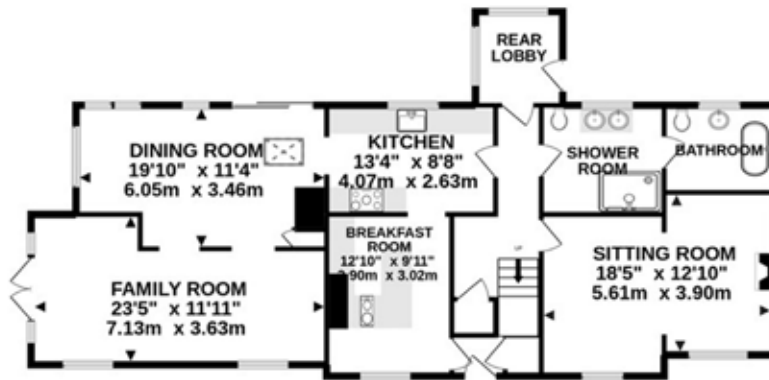
Services, District Council and Tenure

Oil Fired Central Heating, Mains Water, Septic Tank
Electric Panel Heating to Barn/Games Room

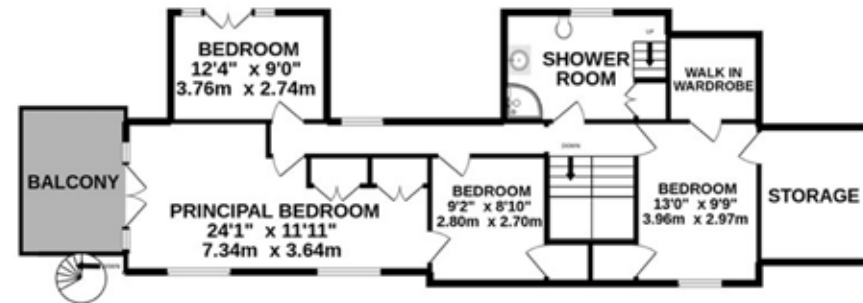
Broadland District Council – Council Tax Band D
Freehold



OUTBUILDINGS
1462 sq.ft. (135.8 sq.m.) approx.



GROUND FLOOR
1228 sq.ft. (114.1 sq.m.) approx.



1ST FLOOR
1022 sq.ft. (94.9 sq.m.) approx.

FLOOR AREA - HOUSE : 2250 sq. ft. (209 sq. m.) approx.
TOTAL FLOOR AREA : 3712 sq.ft. (344.9 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed



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