



'My Kingdom for a Horse'  
Alburgh, Norfolk | IP20 0DS

# WELCOME



Immaculately presented, four-bedroom detached property set in four acres of land with equestrian facilities and an abundance of entertainment space. A great find for anyone looking for land and a family home on the edge of a village with wonderful countryside right on the doorstep.











- Excellent Equestrian Property
- Post And Rail Enclosed Paddocks
- Approaching 4 Acres Total Plot Size
- Much Improved Detached House
- Four Generous Bedrooms
- Wonderful Large Kitchen Breakfast Room
- Lovely Sitting Room With Wood Burner
- Cart Lodge With Useful Room Space Above
- LPG Heating System
- Superb Outside Decked Area, Outside Bar and WC

A fantastic family home in a spectacular location. The Bungalow is an exceptional find for anyone seeking a property with a substantial plot of land and an enviable degree of privacy. The house is in a superbly quiet location, tucked away inside its own private grounds yet with the advantage of not being totally isolated. This property, which the present owner has lovingly refurbished and extended, has a lot to offer any family seeking a taste of unspoiled country living. Set in almost four acres of land, The Bungalow is 'good to go' for the keen equestrian, with post and rail portioned paddocks, stables, and a tack room. The local bridleway network offers endless hacking opportunities for you and your trusty steed to explore the surrounding area.

With many beautiful walks to enjoy, the property is similarly well-equipped for those eager to get out and about on foot. There won't be any complaints from the family dog either. The current owner says, "I don't even need to put a lead on the dogs; I just open the gate and they run straight out onto the fields, it's beautiful."

#### Approaching the property

The Bungalow is located along a small country lane, and guests are welcomed by a private gravel driveway with parking space for up to 16 vehicles. Large vehicles like trailers and horseboxes can make good use of this area.

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





### Come on in

The large, bright hallway that greets you as you enter The Bungalow is like a room in its own right and could be reconfigured to form a second bedroom or study with partitioning.

The large hallway gives you a sense of the space you might enjoy as you continue to look around the house. The hallway is fitted with beautiful solid oak flooring; a feature which extends throughout the ground floor. A good-sized bedroom with double aspect windows and plenty of light is located to the right.

Turn left from the hallway and you will find another spacious room which is used by the current owners as a bedroom but could equally be utilised as a study. There is a family bathroom with a jacuzzi bath further down the hallway. Ideal for a soothing soak after a long day.

At the end of the hallway is the magnificent kitchen/family dining room and it's easy to imagine this room accommodating family and friends over the holiday period as it's the perfect space for entertaining. "You can get 15-20 people in this room comfortably. It's a brilliant space for socialising."

This impressive room is fitted with stylish units, which provide plenty of storage for all your cooking paraphernalia. An expansive granite-topped island, with integrated hob, creates the perfect space for informal dining and socialising together in the kitchen.

This room is the real heart of the home and an outstanding space for sociable family dining. The room also benefits from a double door which leads onto the patio area. A large window with views over the paddock is the crowning feature of this fantastic room.

Step through the kitchen/family dining room and you enter the practical utility room, fitted with under-sink units. There is access to the garden via the utility room door which leads to the side of the property.

To the rear of the house is a spacious sitting room with an eye-catching wood burning stove which creates a lovely focal point for the room and provides the perfect spot to cosy together on a winter's evening. Large double doors leading onto the garden patio bathe the room in plenty of light and the views over the property's paddocks can be enjoyed from the comfort of the sofa in this room.

### Moving upstairs

Two double-sized bedrooms are located upstairs, with the master bedroom having a separate dressing room. From both bedrooms you can enjoy wonderful views over the property's paddocks and the picturesque countryside beyond.

The upper level is finished with a contemporary bathroom that features a gorgeous free-standing bath.









### Oodles of outdoor space

If you're looking for outdoor space, this property delivers it in buckets! Set in almost four acres of land (stms) , the plot is divided into functional grazing paddocks for the current owner's horses and garden / entertaining space. The total plot is pet and child proof, and the paddocks are separated by secure post and rail fencing. "I can let the dogs out in the morning safe in the knowledge that they can run around the plot all day long and not escape."

To the rear of the property are two, one-acre paddocks (stms) . These paddocks were purchased separately by the current owner to increase the grazing for the family's horses. The equestrian amenities also include a block of four stables, a tack room, and a hay storage, all of which are conveniently equipped with electricity and lights. A second paddock, measuring approximately three-quarters of an acre (stms) , is located to the front of the property. The current owners have used this field for both grazing and recreation, demonstrating its flexibility of use.

Of particular interest is the double cart lodge which features a fully plastered room above the store. The area, which is currently being used by the owner as storage, is wired for electricity and lights, making it ideal for transformation into a lovely home office. In addition to the double cart lodge, two garden sheds, a metal shelter and log stores provide useful storage for garden tools, equipment, and firewood.

### Outside entertaining

Keen to maximise the huge draw of the outside that the property offers, the current owners have invested lots of effort into creating a fun, outdoor entertainment area. This recently completed space features a raised decking area with recessed lighting which offers a laid-back setting for parties and a terrific chill out zone. This feature is a real standout element of this fantastic home. A gazebo houses the owner's six-person hot tub (available by separate negotiation). The area also includes an indoor bar / sunroom (complete with WC), providing a fun location for any party. Hard-wired satellite cables have been added within the bar area which means that with some nominal work, a projector could be fitted, allowing you to enjoy your favourite movie or a game of football while soaking away your stresses in the hot tub.

### Location

Alburgh is a friendly, welcoming village with an active social calendar for residents. Movie evenings and other events are frequently held in the village hall. The Alburgh With Denton Village Primary School, (voted 'Good' in a 2019 Ofsted inspection), can be found in the village and the local high schools are located in the nearby town of Bungay, just over six miles away or closer still Harleston.









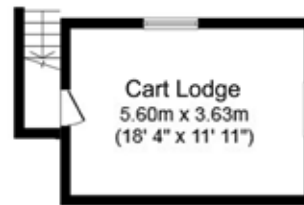
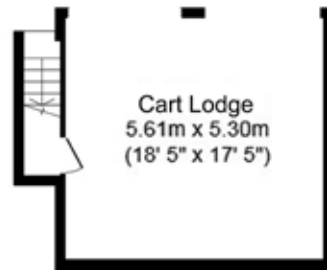
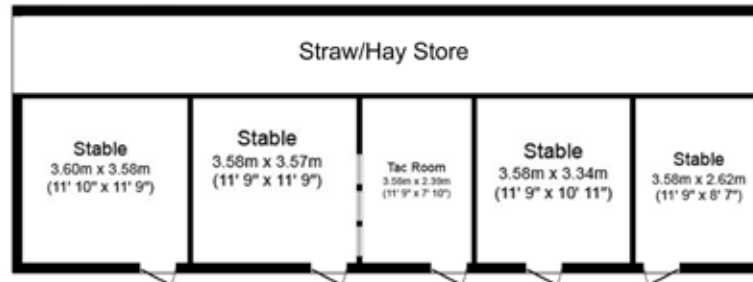
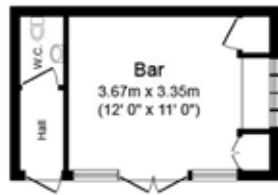








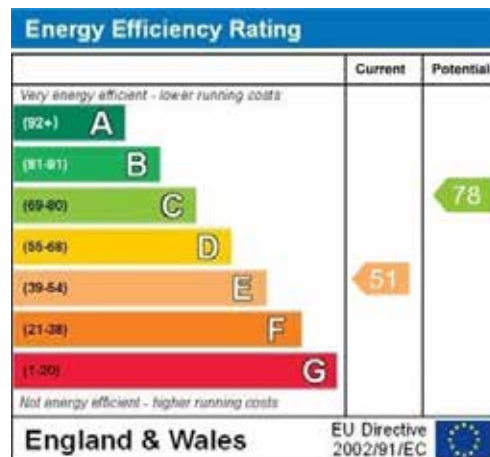
Property - DIS4307  
 Approx. Internal Floor Area - 1665 Sq ft / 154.7 Sqm



Ground Floor

First Floor

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# STEP OUTSIDE

Only four miles from the property, the historic market town of Harleston, which has repeatedly been named Norfolk Town of the Year, provides a large selection of shops and eateries. Additionally, the town holds a weekly market every Wednesday that has been a regular feature of the town since 1259.

Further afield, the market town of Diss can be found only 14 miles to the west of the village, with direct trains to London taking 1.5 hours. The city of Norwich lies approximately 18 miles to the north of Alburgh and is a great place to visit, with award-winning shops, lively streets, and historic monuments. A bus service running through Alburgh provides regular access to the city.

## Agents Notes

Tenure: Freehold

Local Authority: South Norfolk District Council - Band D

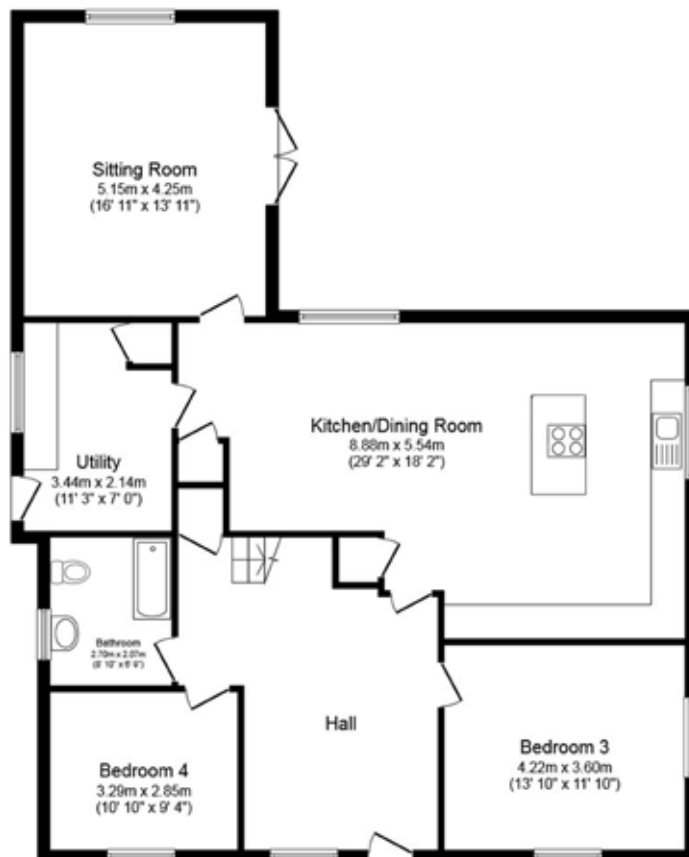
Services: Mains Electricity & Water, Private Drainage, Gas LPG Heating.

## Directions:

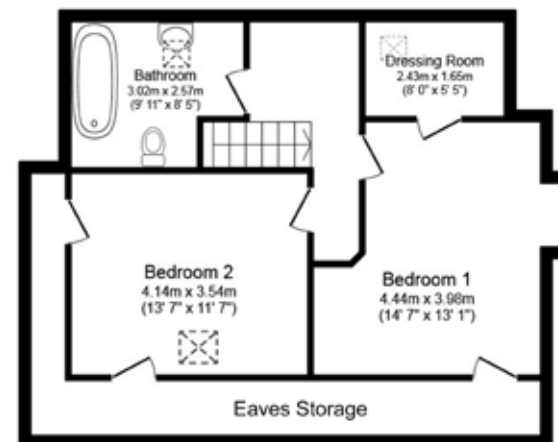
From the junction with the A143 and the A140 just east of Diss proceed in an easterly direction along the A143 bypassing Brockdish and Harleston. After the second Harleston roundabout at Redenhall continue on the A143 for 1.1 miles before turning left into Tunbeck Road. Continue on this road for a further 2.2 miles proceeding through Alburgh along The Street and, having left the 30 mile restriction at the northern end of Alburgh turn left into Mill Road. Continue along Mill Road and the property will be found on the left hand side just before the road bends to the left.



Property - DIS4307  
Approx. Internal Floor Area - 1909 Sq ft / 177.4 Sqm



Ground Floor



First Floor

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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. Copyright © 2022 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06777456 Registered Office: Norfolk Country Properties Ltd, Blyth House, Rendham Road, Saxmundham, Suffolk, IP17 1WA



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