



Woodlands Manor
Shack Lane | Blofield | Norfolk | NR13 4DP

AS EASY AS ONE, TWO THREE...



“This very impressive property can be set up as one, two or even three homes – perfect for larger families, multiple generations, an income stream or business – whatever you’re looking for.

As well as a character farmhouse with flexible accommodation and an annexe, plus a second building with a stunning open plan living area and magnificent views, you also get a four-car garage with studio above and just over five acres of grounds, with gorgeous green views in every direction.”



KEY FEATURES

- A beautiful Period Farmhouse with an Attached Annexe and a Stunning Contemporary Outbuilding in the village of Blofield
- Main House has Five Bedrooms and a Family Bathrooms
- Three Receptions
- Kitchen with Separate Utility and Two Ground Floor WCs
- Attached Self Contained Two Bedroom Annexe
- Contemporary Outbuilding with Stunning Open Plan Kitchen/ Sitting/Dining Room, Gym, Cinema Room and Shower
- Quadruple Garage with Studio Above
- The Grounds extend to 5.1 acres (stms)
- The Total Floor Area inc Garage extends to 6,316sq.ft
- Energy Rating: E

There's so much to admire at this versatile property, but it's not just the home and gardens that are the draw – the location is also a winner. Tucked away on a little-known road in Blofield, you have no neighbours in sight, but you have all the amenities of Blofield and Brundall on the doorstep and you're only ten minutes from Norwich and the Broads, just 20 minutes from the coast. Best of all, while you can move straight in and enjoy the property right from the start, there's also further potential here, making this a rare opportunity indeed. The only limit is your imagination...

Character Meets Contemporary

If you can't decide between a beautiful period home and a stylish contemporary abode, this is the one for you! The attractive 200-year-old farmhouse is lovely and light but also has touches of period character, such as the exposed brick chimneybreast in the spacious sitting room, so you can curl up in front of the log burner on those chilly winter days and enjoy the warmth. With a further two receptions and well-proportioned kitchen, there's plenty of room for a family. Upstairs there are five bedrooms and a generous bathroom. Back on the ground floor, there's a useful annexe with kitchen, bathroom and three further rooms – perhaps a sitting room, bedroom and study. This works brilliantly as part of the main home or can be independent. The owners have found this to be a comfortable, welcoming and versatile home – but this is just one part of what's on offer here...





KEY FEATURES

Enviably Design

In recent years, an additional building has been added to the plot and it's an absolute gem. From one side, you see both storeys, with the lower one currently used as a gym and cinema room. A large deck wraps around the building and from the other side, only the first floor can be seen, consisting of a spectacular open plan kitchen, living and dining area with bifold doors opening up onto the deck. This room has windows on all four sides, so it's incredibly light and bright, with a stylish modern log burner to add to the atmosphere. The bifolds and decked terrace face west, so you see magnificent sunsets, and because you're raised up, the green views are eye-catching too. The owners love hosting guests and have found this perfect for parties. It also means when your teens have people over, you can go to bed completely undisturbed back in the main house! It would require very little work to convert the lower floor to bedrooms, allowing you to rent the property out as a holiday home for additional income, subject to planning. Finally, we move on to the garage, complete with room for four cars, as well as a studio above that would be ideal as a business premises.



Balance City And Country, Broads And Beach

You've seen the potential of the various buildings here. But the potential outside is equally enticing. With just over five acres, there's so much you could do. The owners have kept chickens and ducks and planted fruit trees, so there's an orchard that will bring very tasty rewards in the future. Five large willows stand by the stream and look glorious in summer, while the ancient oak trees are majestic. Get up early and you'll see deer meandering through the surrounding fields or across the lawn, and the variety of birds is astonishing. This is your very own corner of the countryside, and if you want to try your hand at the good life, you couldn't ask for a better piece of land. But if it turns out you're more comfortable heading to the nearest supermarket, that's not a problem either. You feel as though you're in the middle of nowhere - but you're a stone's throw from Blofield and Brundall, close by the A47 with excellent access to Norwich city centre. Get out and about and you'll soon find yourself in the heart of the beautiful Norfolk Broads or strolling through the sands of the nearby beaches - it's all so easy from here.





In this house
we
dinner
in the
kitchen

































INFORMATION

On The Doorstep

There is a good range of amenities in Blofield, including shops, a fish and chip shop, chemist, hairdresser, new doctors' surgery, library and school. There are good recreation facilities here too, with Plantation Park Recreation Ground not far away, bowls, plus hard and grass tennis courts also available in the village.

How Far Is It To...

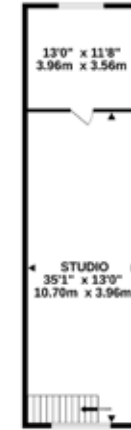
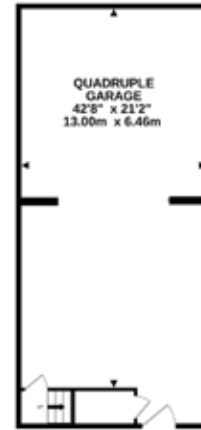
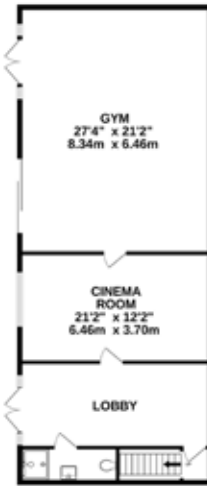
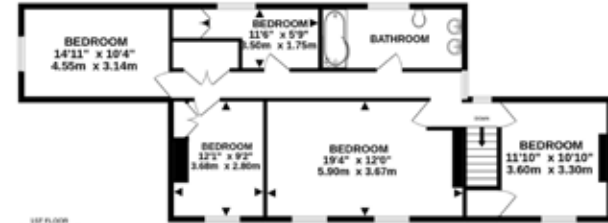
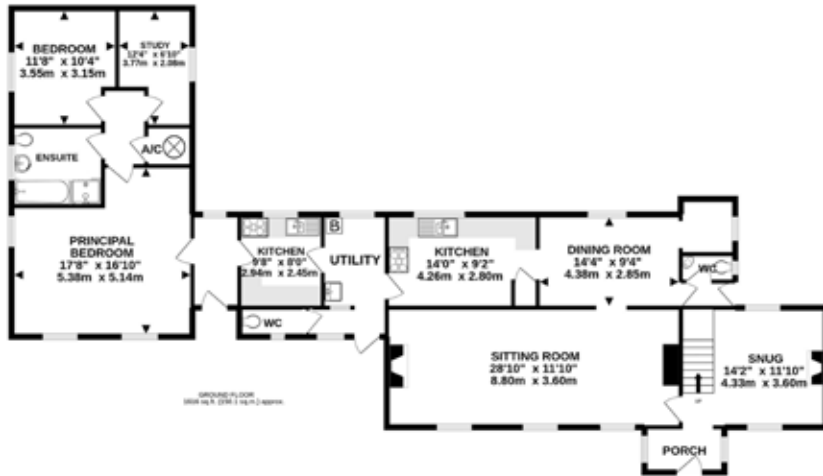
Blofield lies 7.5 miles east of the cathedral city of Norwich, which offers all that you would expect of a county capital with a wide variety of cultural and leisure facilities, a main line rail station with links to London Liverpool Street and an international airport. There is also a selection of good schools in both, the public and private sectors as well as the University of East Anglia. On the other hand, Great Yarmouth boasts 5 miles of sandy beaches. The sea front offers the Marina and Sea Life Centre amid a wide variety of shops and tourist attractions.

Directions

Leave Norwich heading east on the A146 and merge onto the Norwich Southern Bypass/A47 via the ramp to Great Yarmouth. Continue to follow the A47. At the roundabout take the 1st exit onto Yarmouth Road/A47. Take the next exit towards Blofield Heath and then turn right onto Shack Lane and the property will be found on the right hand side.

Services, District Council and Tenure

Oil Central Heating, Mains Water
Private Drainage via Treatment Plant
Broadland District Council - Council Tax Band F



TOTAL FLOOR AREA : 6316 sq.ft. (586.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		←
(69-80)	C		
(55-68)	D		
(39-54)	E	←	
(21-58)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			













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