



'Rural Retreat'  
Watton, Norfolk | IP25 6DT

# WELCOME



This is a fantastic opportunity to acquire a four/five bedroom home on the edge of a quiet golf course, with stunning views of the Norfolk countryside and it's wildlife. Though you cannot have this property as your main residence, 365 days of occupancy is allowed, and you can enjoy the home throughout the year











- Wonderful Opportunity To Acquire A Home On A Golf Course
- Restrictions apply- This Must Not Be A Main Residence
- May Be Occupied 365 Days A Year
- Fabulous Views of The 18th Fairway
- Excellent Holiday Home - Reduced Membership of The Golf Club Required
- Spacious Accommodation Throughout
- Four Generous Bedrooms
- Large Studio/Games Room/Additional Bedroom
- Open Plan Kitchen Breakfast Room
- First Floor Sitting Room

This is a property worth considering if you are looking for a holiday home that boasts a lot of space and access to a beautiful golf course. You could choose to stay at the house and enjoy a round of golf or rent it out to holidaymakers and golfers visiting the local area. It's equally perfect regardless of how you use the property, and it's a home with a lot to give.

The current owner bought the property in 2005 and used it as a holiday let for many years. Eventually, they began spending more time at the property, simultaneously renting out a portion of the home to lodgers and Airbnb guests. This property can be whatever you need it to be, whether that's a home away from home or a property venture.

There are many reasons to love this house, and it really does have everything you need. There's off-road parking and a carport with an electric car charger, with enough space for multiple vehicles. Guaranteed parking means not having to think twice about coming or going, and it's a huge selling point for guests.



\* 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.













There is also an impressive studio/games room, which is the perfect place to relax with friends or entertain guests, this versatile room could also be used as a bedroom if required. The views from this room are impressive and far reaching with splendid windows framing the vista beyond.

If there is one thing sure to impress you about this house, it's the size. There is a lot of space throughout the three storeys of the home, including a great open-plan kitchen and breakfast room combination. This room is hugely practical but also welcoming and homely. It's the undeniable hub of the home. There are also four generous bedrooms, providing enough space for a large family or a group of friends, and a cosy first-floor sitting room with wonderful views out to the Golf Course.

Your time at the property can be spent enjoying the unbeatable view. You might be lucky enough to see deer on the fairway, as well as pheasants, squirrels and numerous other birds. From the moment you enter, this house is sure to relax you.

Outside the property to the rear, there is a garden area, a great spot to sit out and enjoy the views from the patio and there is space to create your own borders and beds if required. Thanks to the view of the golf course, you can enjoy the greenery of sprawling outside space and being surrounded by nature without the commitment of gardening upkeep.

When asked to describe this property in three words, they chose "amazing, relaxing and cosy", and those adjectives couldn't be more fitting.

Located in Watton, you won't find yourself short of enjoyable walks from this property, and there is always somewhere new to explore with a four-legged friend. The town has a good mix of shops and amenities as well as Infant, Junior and High Schools and GP and Dentist. Watton is also home to one of the oldest annual agricultural gatherings in England, The Wayland Show, which is well worth a visit. The cathedral city of Norwich is around 25 miles to the east and the town of Thetford is around 14 miles away with a wide range of shopping facilities and amenities.









# STEP OUTSIDE

## Agents Notes

Tenure: Freehold

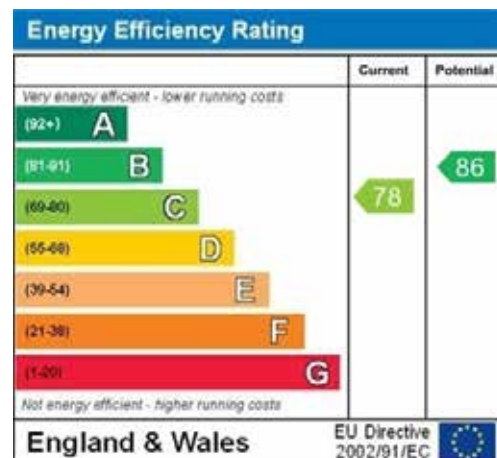
Local Authority: Breckland District Council – Band C

Services: Mains Electricity, Water & Drainage. Gas Fired Central Heating-Off Road parking and car port with electric car charger.

The shared access road is the responsibility of the ten home owners and the neighbouring landowner.

This property is a holiday home - the buyer must not have it their main residence - they have to have another property which is either owned or they are paying rent for elsewhere- 365 days occupancy is allowed. Any buyer has to purchase a golf membership - this is around £550 per annum - any home owner pays for one and gets one free – we are informed that this membership can be sold on if required. We are also informed that there is no restriction in renting the property out either as an Air B&B or to short term lodgers.

Directions: On entering the town of Watton from the south, proceed past the Tesco store to the cross roads. Take a left hand turn and continue down the High Street. At the far end of the High Street take a right hand turn into Saham Road. Take a left hand turn into the entrance of Richmond Park Golf Club. Bear left and the property will be found on the right hand side overlooking the eighteenth fairway at the rear.



What 3 Words Location - “revamped,



Property - DIS4341  
Approx. Internal Floor Area - 2134 Sq ft / 198.2 Sqm



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