



Wensum Lodge
Sparham | Norfolk | NR9 5QY

VIEWS TO DIE FOR



From an elevated position on the side of the Wensum Valley, this exquisitely designed converted barn commands a view of one of the most beautiful and uninterrupted panoramas we have ever encountered. Through sliding doors along the entire elevation of the property, the simply breath-taking vista to the west tracks the meandering path of the River Wensum across the water meadows (a protected area as it is a special area of conservation). Originally a dairy barn built in 1899, Wensum Lodge offers accommodation to the highest specification comprising five bedrooms (the master with an ensuite), a very spacious kitchen/dining room and also a large family room, sitting room, utility room and study (which has the potential to be a further bedroom). Set on grounds of 1.25 acres (sts), outside there are two garages and a double carport in a detached timber-built block, a ride-on mower garden store and a fishing platform and summer house, along with ample parking for vehicles on the shingled drive.







- Amazing Barn Conversion and Extension offering spacious living space
- Possibly the best uninterrupted and protected views of the Wensum Valley in Norfolk
- Sliding glass windows the entirety of the western elevation
- Stunning sleek 44ft Kitchen/Diner
- Five/Six Bedrooms, Two/Three Reception Rooms
- Approaching 1.25 Acres (1.18 STMS) of Gardens and Grounds
- Double Carport and Double Garage
- Total Accommodation extends to 2753sq.ft
- Energy Rating D

Unique Home

“We decided to move from Norwich as we wanted something more rural, and an important factor for us was to be in the Reepham High School catchment area for our son,” the current owners said. “We first viewed Wensum Lodge in May 2016 and moved in the following July, our son attending the village primary school in Lyng for one year until he moved up to Reepham High School as planned. The spectacular view and position of the house is what captured us. I knew the property from when I was younger as I had a friend who lived down in the village of Lyng, and I would drive down this road and always think how lovely it was with the trees and farmland either side, never knowing that one day I would live here! When we moved in, for a long, long time I would pull onto the driveway and breathe a sigh of relief at being home.”



“We began to improve the property almost immediately because the existing layout and the window positions and sizes didn’t make the most of the view. We knocked the garages down first and added the extension (the games/pool room) which is a great space for entertaining and somewhere that our teenage son has used with friends as his own sitting room and space. We moved the front garden round to the back in many loads of digger and dumper runs to make the top area larger and to flatten out this space at the front for the cart shed and garages. Then we took down the garden room and the back off the house, demolishing a chimney to extend out onto the original patio and beyond in order to create the open plan living space. We moved the kitchen from the front to the new space and introduced a full wall of glass to make the most of the view whether it’s whilst cooking, eating, entertaining, working in the study or relaxing. We just had to make the most of that view! Whatever the weather or time of year, it is always beautiful and we’re lucky enough to get the most beautiful sunsets all year round.”

“Whilst modernising the house to our tastes, we also wanted to retain much of its original character, so we kept the look at the front similar to the original, with the false door and garage doors on the extension. Internally, we kept much of the original flint and brickwork on display. We believe the house to have originally been a dairy barn.”

"The cart lodge contains a 6m x 3m workshop, with another 6m x 3m area next door currently used as a gym and for storage, which could easily be converted to make a larger workshop or studio area." There is also a further store for gardening tools and a ride-on mower.

Outside

Wensum Lodge is approached through an electric gate and via a shingled driveway which provides ample parking for vehicles and access to the detached garage block. The overall gardens are set in 1.25 acres (sts) with the most spectacular views over Wensum Valley, the main garden to the rear of the property being laid to lawn with flower and shrub borders as it leads down to a stream. Also to the rear of the property is a terraced area ideal for entertaining, again with exceptional views over the Wensum Valley. The gardens are enclosed by mature hedging and trees. There is also a raised summer house on the hill.

"We added electric gates to the driveway to give the property even more privacy and create our own haven," the owners explained. "We've fished in the dyke at the bottom of the garden, building our own fishing lodge and pier from which to fish. We have also kayaked in our river, catching numerous fish from the jetty, including roach, rudd, chub, perch and a pike."

"We've sledged down the hill in the snow, and if you get too cold and wet you haven't got that long walk home. We've even summer-sledged on polythene!"

"During lockdown we set up some terraced beds for shrubs, but most of the steep bank is wild and displays an array of different colours throughout the year, with snowdrops in late winter, purple and yellow flowers in spring and wild poppies in the summer," the owners said. "We have apple trees which last year produced more apples than we knew what to do with."

"Not forgetting the cows that graze in the nearby meadow during the summer, wildlife is on hand with numerous deer visiting the property, and from its elevated position over the meadow we have some great views of the many buzzards that frequent the area. The garden is regularly visited by deer, rabbits, squirrels and although we've never seen him, we think a badger and a fox. During the summer, there are so many butterflies and dragonflies and little frogs in the garden. There are also many wild birds too; nuthatches, cole tits, blue tits, wrens, robins, heron, marsh harriers, woodpecker, kingfisher, kestrels, kites and owls. From around the end of April until mid-August, a family of swallows/swifts appear and nest and breed in the cart shed. They have been here every year that we've lived here. Previous owners even kept sheep on the hill at one time!"

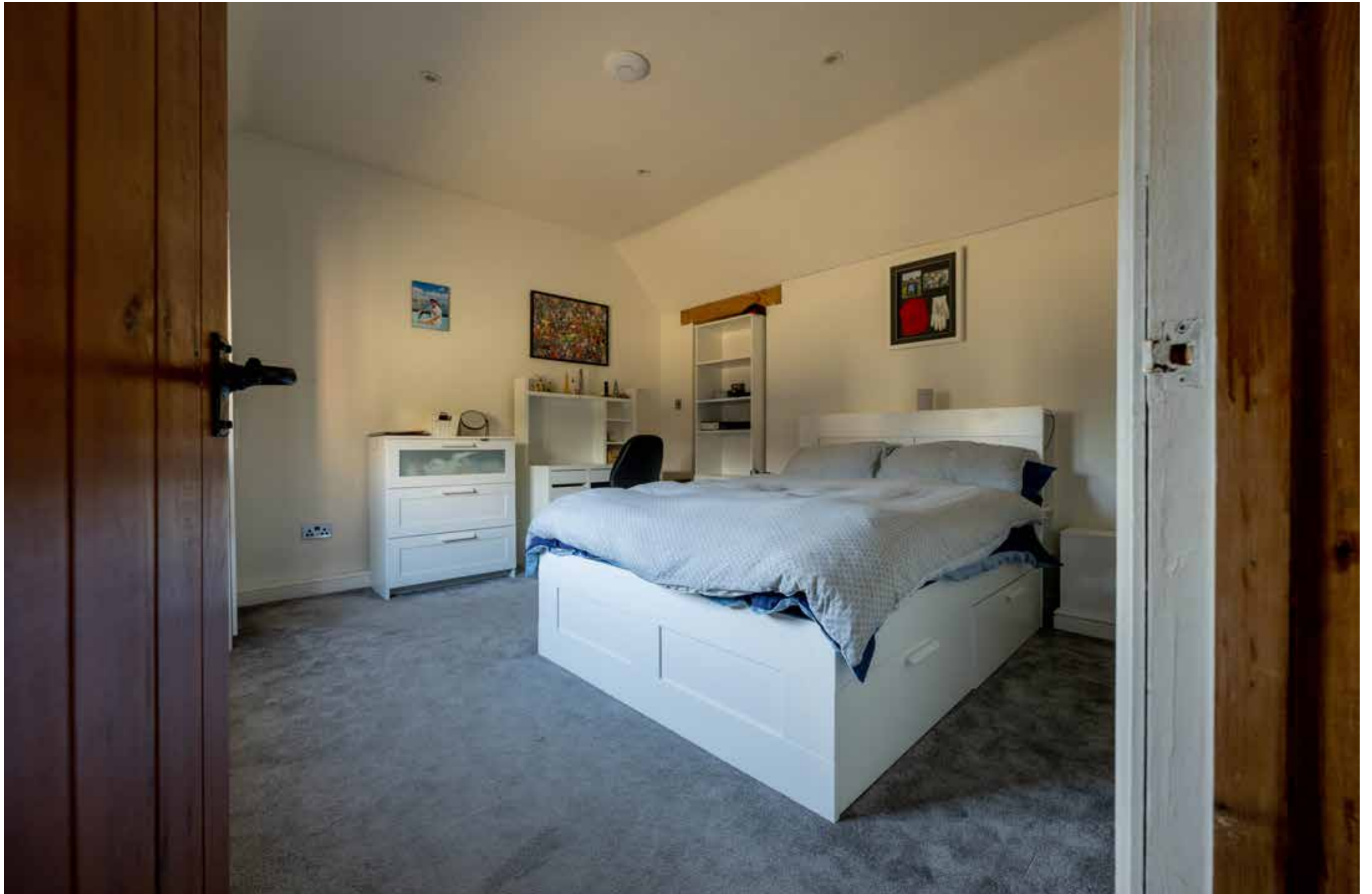














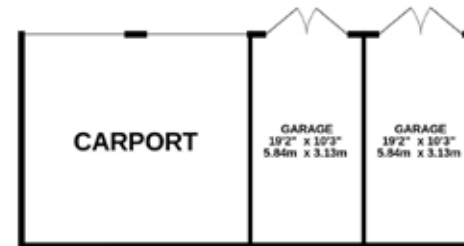
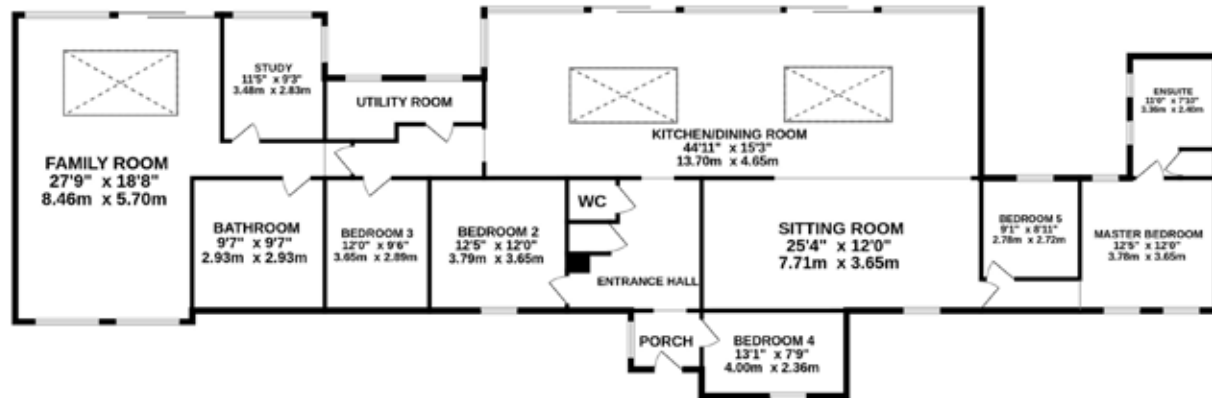








GROUND FLOOR
2753 sq.ft. (255.8 sq.m.) approx.



(TOTAL FLOOR AREA DOES NOT INCLUDE CART SHED)

TOTAL FLOOR AREA: 2753 sq.ft. (255.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Unique Location

"We have loved the position of the house being exactly halfway between Norwich and Fakenham which gives you the option to shop at both places depending on what you're after," the present owners said. "And as we're only twenty minutes to the coast, you can be on the beach in no time, with Blakeney under thirty-five minutes away. Directly over the road from the house is a permitted farmland walk that can take you around Sparham Pools – such a lovely place to walk our dogs or do a trail run!" A thirty-acre nature reserve south of Sparham, Sparham Pools is managed by the Norfolk Wildlife Trust. "You can even walk through to Lenwade," the owners added. "Marriott's Way can be picked up at Blackwater Farm only a mile away so you can cycle into Norwich or the opposite way to Aylsham." A twenty-six-mile footpath, bridleway and cycle route, Marriott's Way follows the routes of two disused railway lines, running between Aylsham and Norwich.

As for Sparham itself, the owners said, "We have a good village pub and we're in the Reepham High School catchment area (with Reepham only nine minutes away), which is a great school with great reviews. And the highly acclaimed Royal Norwich Golf Club is four minutes away and Holt thirty minutes away." Wensum Lodge is conveniently located between the two villages of Sparham and Lyng, the latter offering The Fox pub known for its excellent local food and ales. In Sparham, there are leisure facilities including fishing lakes can also be found. Twelve miles away, the cathedral city of Norwich offers many shops, restaurants and pubs, and the Norwich International Airport and a mainline rail link into London. Road connections make it an easy drive to the A11 from Sparham which then connects with the M11, which heads towards Stansted Airport and London.

Services and District Council

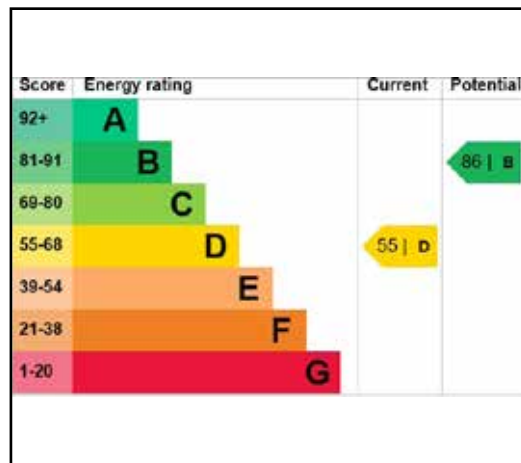
OFCH, Mains Water & Water Treatment Plant
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Tenure

Freehold



Fine & Country Fakenham Office
 1 Bridge Street, Fakenham, Norfolk NR21 9AG
 01328 854190



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Fine & Country Fakenham
1 Bridge Street, Fakenham, Norfolk NR21 9AG
01328 854190 | fakenham@fineandcountry.com

