



'Stunning Traditional Farmhouse'
Illington, Norfolk | IP24 1RP

WELCOME



Here in this picturesque rambling farmhouse is the essence of English country life – spacious, comfortable, stylish. Once here, you'll want to stay as long as the current owners have done. With four bedrooms, and a choice of four reception rooms, a large garden with many well established trees and shrubs, an outbuilding ready for conversion, and garages - there's space for everyone and everything.







- A Superb Detached Period Home - Not Listed
- Far Reaching Countryside Views
- Envious Country Location - Peace and Quiet All Around
- Around 0.8 Acre Plot (stms) With an Abundance of Interesting Plants and Fruit Trees
- Four Comfortable Bedrooms
- Two Charming Drawing Rooms
- Formal Dining Room
- Two Generous Studies
- A good size Kitchen Breakfast Room and a Utility Room
- Double Garage and Useful Brick Building

The best English houses are hidden from sight, and Serendip is no exception. Up a drive and well back from the road is this traditional farmhouse with its buff-coloured walls and pantile roof. Encircled with green space, it's secluded and peaceful. And it couldn't be quieter, much appreciated by the current owners who both work from home.

The house has seen changes over the centuries, beginning as an East Anglian timber longhouse – as evidenced by beautiful honey-coloured oak beams everywhere, some of which still bear ancient inscriptions with instructions for assembly. There followed a period of division into three cottages and a dairy before eventual reconnection into a single house. Finally a substantial extension to the rear was added in the 1980s. The various additions over time have resulted in a striking number of reception rooms! The options for use are endless but, needless to say, there are enough different and separate areas for several people to work from home – and that's not counting a large outbuilding with two workshops awaiting development.

Like many old country houses, there is no hall. Downstairs, the rooms lead one to another, many with more than one entrance, resulting in a pleasing layout that you won't tire of. From the porch, you enter directly into a reception room that would once have been a cottage living room. Note the very fine bookcase. A huge chimney stack (one of three!) stands between this room and the adjoining dining room. On this side, it's an appealing recess not currently used as a fireplace. On the dining room side it's a working fireplace with wood-burner.

* 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.













The large gracious dining room, with windows to the south and east and a beautiful oak floor, can accommodate a big table. It's grand but not imposing – dinner parties and family suppers will work equally well in here.

In the other direction, and through the central reception room, is the capacious sitting room. It's a large space indeed, but the beams crossing the walls and ceiling lend an enclosed and welcoming atmosphere. The fireplace is of particular note – extra wide with an impressively large lintel and room to warm a lot of feet! On summer days, French doors open to the lawn at the front of the house.

At the west end of the house a large garden room in the former dairy contrasts with the other main reception rooms. An absence of exposed beams gives it a more modern feeling, though the end wall houses an inglenook and a very traditional 'hot brick' oven, says the owner, "the parish oven, once used communally by the cottagers". Two sets of French windows to the lawn admit sunshine into this light and voluminous space. A second staircase, open underneath, leads upstairs. This garden room leads into a sunny conservatory at the back with a panoramic view of Thetford Forest over the fields.

Also at the back of the house are two more rooms currently used as study spaces and a large square kitchen with fitted units on three sides. There's plenty of space to eat in here if you're feeling less formal. There are also a utility and a shower room.

Upstairs, a long landing lit by skylights undulates across the back of the house under the eaves, meeting the principal staircase at a central point.

Three good-sized bedrooms are here, half in the roof space with low windows at the roofline. All have cottage-style walk-in closets, but the principal bedroom also has a fine run of built-in cupboards with a dressing table. The bathroom with its warm cork floor features a large walk-in shower in addition to a bath. At the end of the landing is the fourth bedroom, accessed through a carefully placed diminutive door (don't forget to duck!). This is a large light space with windows front and back, a stunning wood floor and fine bookcases built around the chimney. It's currently used as a study.

Outside is a large Store/Workshop which may lend itself to conversion to annexe accommodation subject to planning consent.

The garden is mostly laid to lawn with many noteworthy trees and shrubs. The fruit trees include four varieties of Apple one of which is a veteran tree 'Dumeller's Seedling' a 1700's variety from Leicestershire. Other fruit trees include a Conference pear, a Victoria plum tree and a lovely Damson as well as a Medlar and a Fig tree. Looking around the garden you will also find a Tulip Tree, two different types of Maple and 3 different types of cherry. There are also three Ash trees including a veteran tree which are all healthy trees, this is a garden to savour with a diverse collection of trees and shrubs and in flowering season the fragrant roses around the garden create a wonderful scent. There is also a part-walled, flagstone terrace with built in barbeque at the west end of the house. The garden is not overlooked and the owners particularly enjoy views of the forest, changing with the seasons.







STEP OUTSIDE

This is a terrific area for walking and wildlife. A pair of barn owls live in the garden. Within easy reach is Thetford Forest as well as nature reserves at Brettenham Heath and East Wretham Heath.

The hamlet of Illington is close to Wretham, a thriving village centred at the old Stonebridge on the junction with the ancient Peddars Way. Games sessions, quiz nights and travel talks are on offer at the village hall. The historic market town of Thetford is located approximately 15 minutes drive to the South West of Illington. There has been a settlement at Thetford since the Iron Age and parts of the town predate the Norman Conquest. Thetford today is a busy town with a number of schools including the well respected independent Thetford Grammar School, one of the oldest schools in the country. There are a wide variety of shops and amenities in the town including supermarkets, independent shops, pubs and cafes. Thetford also has a Railway Station which has direct links to Cambridge and Norwich and onto London. The A11 is easily accessed from the town making it very well connected for transport City life, meanwhile, is not far away up or down the nearby A11 to Norwich, Cambridge or London, and historic Bury St Edmunds is a 30-minute drive.

Agents Notes

Tenure: Freehold

Local Authority: Breckland District Council – Band F

Services: Mains Electricity, Private Bore Hole Water, Private Drainage (Water Treatment Plant), Oil Fired Central Heating.

Directions: Proceed from the market town of Diss along the A1066 through Roydon and Bressingham. On entering the village of Garboldisham turn right by The Fox public house. Follow this road for some distance through the village of East Harling and continue through Larling. Follow the road under the A11 and take a left hand turn and immediately right. Follow the road into Illington. Continue past Hall Farm which is on the right-hand side. A short distance past this there is a track on the right hand side which leads to a large redbrick barn conversion and Serendip. Take the track and - the property will be found at the very end of the no through lane.

What 3 Words Location - "forgives, feast, retain"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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 © 2023 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



Vendors Library Image - A carpet of Snowdrops