



Clinton House & Clinton Cottage  
Well Hill | Clint Green | Yaxham | Norfolk | NR19 1RX

# TWICE AS NICE



“This beautiful period home has been lovingly updated and improved by the current owners, to offer stylish yet characterful accommodation that’s perfect for today’s lifestyles. With a self-contained annexe, it’s ideal for multi-generational living or as a holiday let, bringing in a useful extra income. With landscaped gardens and a high degree of privacy, it’s wonderfully peaceful here, yet you can walk to the local school, the village hall and the playground, with all the amenities of the thriving town of Dereham just a five-minute drive from your front door.”



# KEY FEATURES

- A handsome Period Residence with a Self-Contained One Bedroom Cottage within the village of Yaxham
- Main House - Four Bedrooms; Two Bathrooms/Shower Rooms
- Two Receptions; Conservatory
- Large Main Reception Hall with Cloakroom
- Bespoke Hand Painted Breakfast Kitchen
- Double Garage and Plenty of Parking
- The Generous Plot extends to 0.6 acres (stms)
- Outbuildings include a Summerhouse and Workshop
- The Accommodation extends to 3,229sq.ft
- Energy Rating House: D - Energy Rating Cottage: E

Make your way down the quiet lane, away from main roads but so well connected, and you'll find this pretty character property. The carriage drive and cream frontage gives it plenty of kerb appeal, while the spacious interior offers cosy beamed areas alongside bright and airy spaces. Glorious landscaped gardens and a standalone annexe or holiday cottage enhance this property's already great appeal.

## The Perfect Blend Of Old And New

The oldest part of the house dates back to around 1785 and has lovely oak timbers and a stunning inglenook fireplace so typical of the period. A sympathetic extension was added around 75 years ago, doubling the footprint of the house and creating a wonderful family property. The current owners fell in love with the character and the welcoming feel and spent their first years here carrying out a programme of upgrading and improving the house, with a new boiler, new bath and shower rooms, log burners, rewiring, adding French doors, landscaping the garden, building a bespoke summerhouse and more. The biggest change has been opening up the dining room into the kitchen to provide one large entertaining area, with a beautiful and high quality hand-painted bespoke kitchen, but more on that later...

## Easy Living

You enter into an attractive reception room that would make an excellent formal dining room or comfortable library. The main sitting room is found to one side, with the gorgeous inglenook housing a log burner. The owners love spending winter evenings here, curled up in front of the fire, and it's a really good size room for a family too.





# KEY FEATURES

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Both the sitting room and reception hall have access onto the large conservatory, with double doors from the sitting room enabling you to bring the outside in. The conservatory is fabulous – a really large room with a beautiful outlook over the landscaped gardens beyond. The owners eat most of their meals in here in the spring and summer, making the most of the lovely weather and watching the wildlife. To the other side of the reception hall is the open plan dining room and kitchen. This is easily large enough for both seating and dining areas. The kitchen has quartz worktops, two sinks, an integrated fridge, freezer and two washing machines, as well as a dishwasher. One of the owners is a keen cook and loves spending time here with family and friends, whipping up tasty meals that everyone can enjoy together. French doors lead out onto one of the patios, so it's a great space all year round, again with a wood burner in the dining area and a breakfast bar in the kitchen. Upstairs, four double bedrooms share the two bathrooms, so when the owners have friends and family to stay, they can stay at opposite ends of the house with separate bathrooms and everyone feels nice and private.

## A Lovely Location

Outside, a former chicken shed was converted into a separate annexe, which has been used as a holiday let for years and has provided the current owners and those before them with an excellent and very useful income. It has its own private garden and access, so it doesn't disturb the owners at all. Recently renovated, it would also be perfect for adult children living at home, elderly parents who want to live on one floor, or even as guest accommodation. The owners love spending as much time as they can outside and have been pleasantly surprised by how peaceful it is here. You back onto fields and this means there's a lot of bird and wildlife to see. There are three separate patios within the plot of 0.6 acres, designed to catch the sun throughout the day, as well as a summerhouse and storage for your ride-on mower. Head out from the front door and you can go for miles along pathways and quiet lanes, walking your dogs or going for a run. The owners again see a lot of wildlife, such as deer, hares and pheasants. The village is within walking distance and Dereham, with its supermarket, shops, library and high schools, is just a five-minute drive. Norwich is only half an hour away.























A single-story cottage with a red-tiled roof and white textured walls. It features a blue door, a large window, and a patio area with a table and chairs. A wooden fence and trees are in the background.

Clinton  
Cottage













# INFORMATION

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## On The Doorstep

The charming village of Yaxham offers local amenities including The Yaxham Mill public house and restaurant, Yaxham Waters farm shop and tearoom, and a primary school. While the location represents some of the best of country living, a number of the region's main arterial roads are not far away; the A47 provides access to Norwich to the east, and King's Lynn and the Midlands to the west, while the A11 provides access to London or north to the A1.

## How Far Is It To...

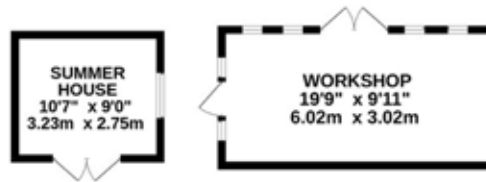
The market town of Dereham is approximately 2.5 miles distant and its high street contains all manner of amenities including restaurants, café's, a leisure centre, golf course, both junior and senior schools, whilst for the nature lovers there is Netherd Moor and the Vicarage Meadow. Slightly further afield you have the ruins of the Saxon Cathedral at North Elmham, the Rural Life Museum at Gressenhall, the Norman Castle and Abbey at Castle Acre, the wildlife and Dinosaur Parks and Thetford Forest. The Cathedral city of Norwich can be found to the east and offers both main line rail links to London Liverpool Street and an international airport. Downham Market, approximately 40 minutes' drive away, provides a mainline rail link to Cambridge and King's Cross, London.

## Directions

Leave Norwich heading west on the A47 southern bypass, continue straight over the Easton roundabout following signs for Kings Lynn and upon reaching the next roundabout take the first exit on your left signposted East Tuddenham and Mattishall. Proceed through the village of Mattishall and upon reaching Yaxham take a left hand turning into Well Hill, whereby Clinton House can be found after approximately 400 yards on your left hand side clearly signposted with a Fine and Country For Sale Board.

## Services, District Council and Tenure

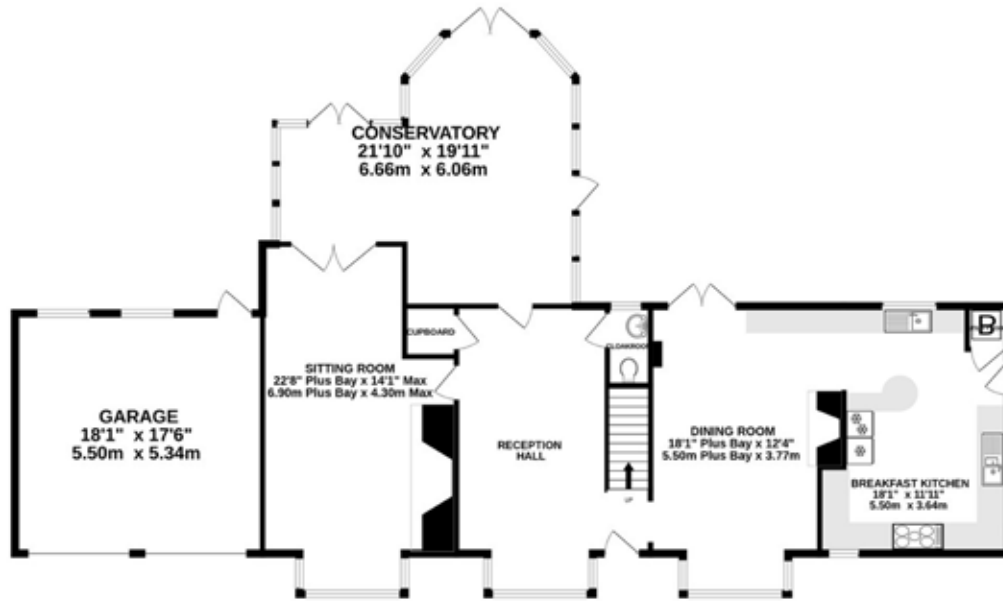
Oil Central Heating, Mains Water, Mains Drainage, Fibre (FTTP) Internet, currently achieving Broadband Speeds of 900mb  
Broadland District Council - Council Tax Band F  
Freehold



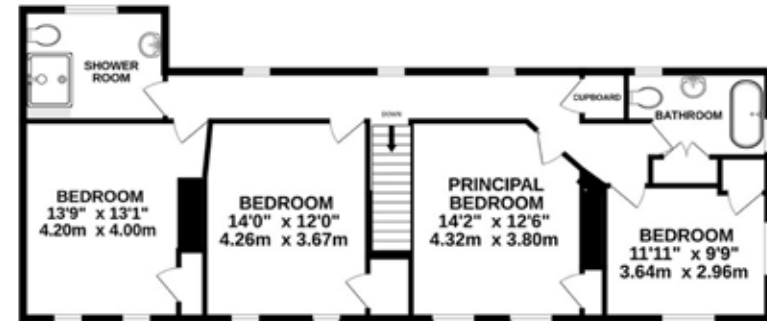
OUTBUILDINGS  
292 sq.ft. (27.1 sq.m.) approx.



COTTAGE  
549 sq.ft. (51.0 sq.m.) approx.

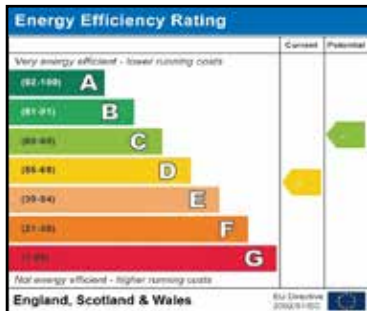


GROUND FLOOR  
1685 sq.ft. (156.5 sq.m.) approx.



1ST FLOOR  
996 sq.ft. (92.5 sq.m.) approx.

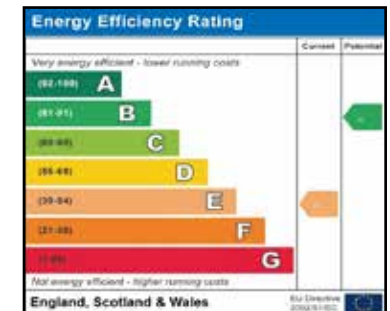
HOUSE - EPC



HOUSE AND COTTAGE  
TOTAL FLOOR AREA : 3229sq.ft. (300.0 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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COTTAGE - EPC



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