



'Magnificent Modern Country Home  
Winfarthing, Norfolk | IP22 2EG

# WELCOME



If you are dreaming of a private and peaceful luxury retreat with lots of room for friends and family, look no further than this expansive and immaculately appointed country home. With five bedrooms, three bathrooms, and all set in its own stunning three-acre garden, this is a spot so serene that you will not want to leave.







- Superb Modern Farmhouse
- Envious and Idyllic Rural Setting
- Magnificent Gardens Around 3 Acres of Manicured Lawns and Flower Beds (stms)
- Five Generous Bedrooms
- Two Ensuite and Family Bathroom
- Excellent Open Plan Sitting Room with Stunning Views
- Wonderful Kitchen Breakfast Room
- Useful Study, Snug and Utility Room
- Sizeable Garage with Studio Annexe Above
- Large Detached Workshop and Beautiful Summer House

It may be only a decade old, but this modern home is built very much in traditional English manorial style, giving it a timeless quality that will never grow old. A pleasing palette of creamy render, pantiles, red brick, and warm oak beams blend perfectly inside and out, accommodated in a solid and well-proportioned structure. Finished to a very high standard throughout, it's hard to see how it could be improved upon.

The largely open-plan H-shaped layout places the huge living room right at the centre of the house, in traditional hall house style. This is a vast space – over 570 square feet – with a full wall of windows and French doors from where a view over the garden stretches, uninterrupted, to the horizon. Across the room a brick chimney rises to the ceiling above a huge modern inglenook. In the hearth below is a gas fire, clean and easy to use and which puts out plenty of heat. The owners love spending time in here, gathered around the fire in winter, or watching the sun set over the garden in summer.

A formal dining area is immediately adjacent via a wide opening, and this in turn is open to the kitchen, making a wonderful, open-plan entertaining space.

And what a kitchen! Beautiful hand-made cabinetry runs around the room, floor to ceiling, in a pale grey blue. A large range cooker occupies a traditional farmhouse-style chimney, and shiny black granite worktops provide space for several chefs. It is a great space for family and friends to gather and cook together without anyone being in the way.

\* 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 snug, though still a considerable size at over 280 square feet, offers a smaller, less formal place to relax. Double aspect windows to the north and south, and a transparent wall of oak columns lend an atmosphere of light and connectivity.

The study, by contrast, is self-contained and provides an essential space for keeping life's admin out of sight, while off the dining room is the utility, finished to the same beautiful high spec as the kitchen. There is also a downstairs cloakroom.

A U-shaped staircase, hand-made and extra wide, leads to a wide airy landing with room for a seating area. True to traditional farmhouse style, the upper floor sits part-way into the roof space, meaning semi-vaulted ceilings. These coved ceilings, combined with widely spaced structural beams, add a pleasantly enclosed feeling to these large bedrooms all of which are double.

Most bedrooms have double-aspect windows, and all have lovely country views. There are two beautiful modern en-suite bathrooms and one large family bathroom with a splendid freestanding oval tub in addition to a shower stall.

The house, perfect in itself, also occupies a perfect position. Set back from the road behind electric gates, it overlooks three acres of manicured gardens with nothing but country fields behind it as far as the eye can see.

A terrace wraps around the house, wonderful for summer outdoor living.

A little way up the garden, approached through a trellised walkway, is another terrace alongside a large pond with playing fountain. A gorgeous summerhouse, complete with TV point, is another destination. All around are expansive lawns with specimen trees and borders dotted here and there. It is a big slice of heaven in a fabulously peaceful location where you really feel away from it all. The owner says it's a busy day if three cars pass!

A large oak-framed outbuilding offers plenty of storage space for garden machinery, while across the drive is a large two-car garage with a superbly presented modern studio apartment above. With its own fully equipped kitchen and bathroom, and filled with sun through the skylights, it would make great guest accommodation or maybe a holiday let.

The house enjoys rural seclusion but is only a very short drive from Winfarthing, where a family friendly pub serves home-made food and hosts live music, car rallies and quiz nights.

There is also a village hall, a primary school, a church and a community farm. It is a quiet, peaceful village but is less than four miles from the busy market town of Diss. Diss has a variety of shops and amenities along with a mainline railway station with connections to London, Norwich and Cambridge. Historic Norwich is a half-hour drive and the beautiful Suffolk coastal resorts of Southwold, Walberswick and Dunwich are less than an hour away.







Studio Annexe/Apartment  
Above Garage







# STEP OUTSIDE

Agents Notes

Tenure: Freehold

Local Authority: South Norfolk District Council – Band G

Services: Mains Electricity & Water, Private Drainage (treatment plant), LPG gas fire, Air Source Heat Pump heating.

Directions: Proceed from the market town of Diss along Park Road. At the roundabout take a right-hand turn, second exit onto Denmark Street. Follow this road out of Diss and continue into the village of Shelfanger. In the centre of the village at the crossroads take a left-hand turn and take a right-hand turn onto High London Lane. Follow this road and the property will be found set back from the road on the left-hand side.

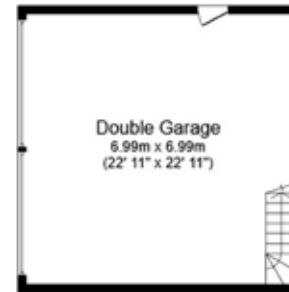
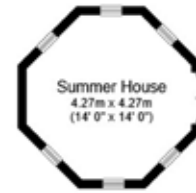
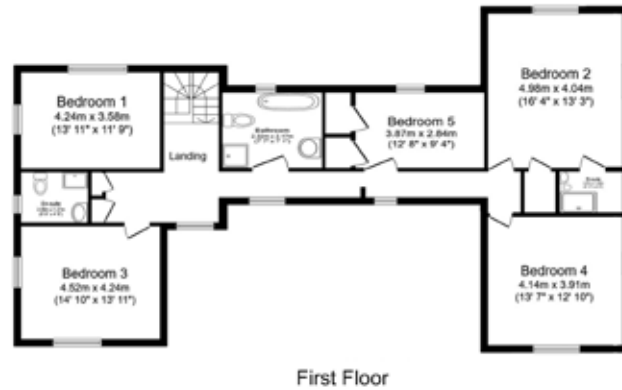
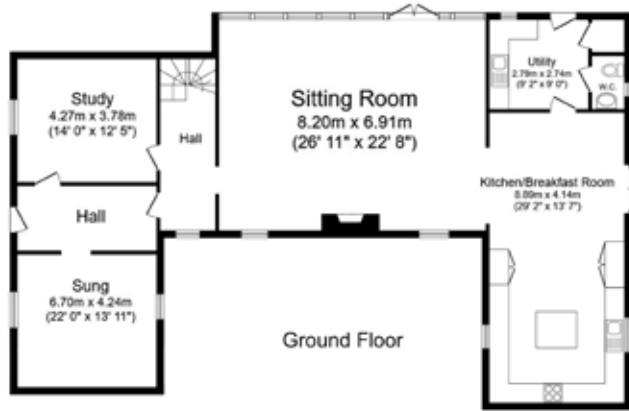
What 3 Words Location - “stems, repaying, using”



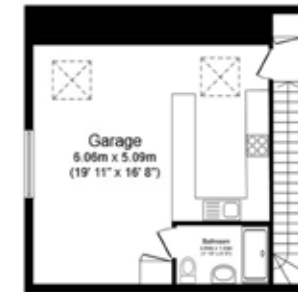
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>88</b>
(69-80)	<b>C</b>	<b>77</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Property - DIS4374  
 Approx. Internal Floor Area - 2743 Sq ft / 254.8 Sqm  
 Approx. Internal Floor Area of Garage/Studio/Workshop & Summer House - 1552 Sq ft / 1442.2 Sqm



Ground Floor



First Floor

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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





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