



'Historic Home in Wonderful Location'  
Saham Toney, Norfolk | IP25 7AB



# WELCOME



Vendors Own Library Image

Space, seclusion and serenity combine in this idyllic spot hidden in beautiful rolling Norfolk countryside. Full of historic character yet not listed, this five-bedroomed house has plenty of potential for additions and upgrades, and sits in a delightful garden of just under an acre. The peace is breath-taking in this tranquil oasis, totally redefining getting away from it all!









- Fabulous Location For This Wonderful Home - Not Listed
- Superb Views From All Sides
- Allegedly Built On The Site Of A Roman Fort
- Useful Brick And Flint Separate Building
- 0.7 Acre Plot (stms)
- Excellent Double Glazed Conservatory and Rear Porch
- Five Bedrooms
- Sitting Room, Dining Room and Aga Kitchen

The pretty period property is approached up a rarely used single-lane road and is entirely surrounded by countryside, the only neighbours being the friendly farmers and their livestock grazing on the surrounding pasture. Your first glimpse of this charming retreat will be from the five-bar gate at the lane through an ancient beech tree which seems to cradle and shelter the house under its ancient boughs. Glazed black pantiles sit on top of pale lemon walls, a winning combination against the greenery which surrounds the building. The atmosphere is both welcoming and protective – a place to properly unwind.

There's plenty of history here and the house – thought to date from around 200 years ago - comes with its own bound book, outlining everything known about the property as far back as Roman times when it was the site of a fort.



\* 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.













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on this page





A long kitchen has plenty of traditional features – beams overhead, an Aga in the chimney breast, a butlers sink. It's a generous space with adjoining utility and pantry that might potentially be reconfigured into a modern open family kitchen, though it functions perfectly well as it is. Doors lead to a conservatory in the sheltered area at the back of the house. The adjacent dining room has doors into another conservatory – yes, that's right, there are two - which benefits from a south-facing aspect looking down the garden.

bathroom (plumbing is in place below). There is also a separate WC.

Immediately outside the French doors from the sitting room is a raised terrace, south facing and perfect for private sunbathing as it gets sun most of the day. From here the view stretches over a large and well-maintained lawn to an area of fruit-bearing trees - pears, apples, cherries, figs and plums - and beyond to the wide East Anglian skies. Dog owners should note that the garden is entirely escape-proof with deer wire all around the perimeter.

A large L-shaped sitting room faces south with French windows to the terrace where a retractable awning offers shade on hot days. Another smaller reception room offers an alternative place to sit. Fireplaces in both rooms are functional, if in need of a little restoration, and there is enough firewood stored in the grounds for up to ten years.

On the other side of the house, two flint walls provide a sheltered spot outside the kitchen and conservatory where a semi-enclosed courtyard terrace might be created.

Across the gravel drive is an annexe as old as the house itself. Once the butler's accommodation, and currently used as a garage and workshop, it's crying out for conversion – granny flat? Studio? Guest house? There are also two other storage units in the grounds – one timber-framed and recently reinforced, the other a more modern metal construction – as well as a greenhouse.



Upstairs are four good-sized square bedrooms, two with sinks and one with two built-in closets. The family bathroom is fully tiled with an over-bath shower and a handy run of cupboards under the eaves. A smaller fifth bedroom might usefully make a second













# STEP OUTSIDE

A wide gravel area can accommodate up to ten cars.

On the doorstep is the village of Saham Toney where The Old Bell serves food and real ale and hosts weekly live music and quiz nights. Broom Hall Country Hotel offers lunch, afternoon tea or dinner in its two restaurants. The village also has a primary school and an active village hall, while the market town of Watton is just a couple of miles further with doctors, pharmacies, a secondary school and large supermarkets. Attleborough is 12 miles away where the Breckland Line runs services to Norwich and Cambridge.

Agents Notes

Tenure: Freehold

Local Authority: Breckland District Council - Band E

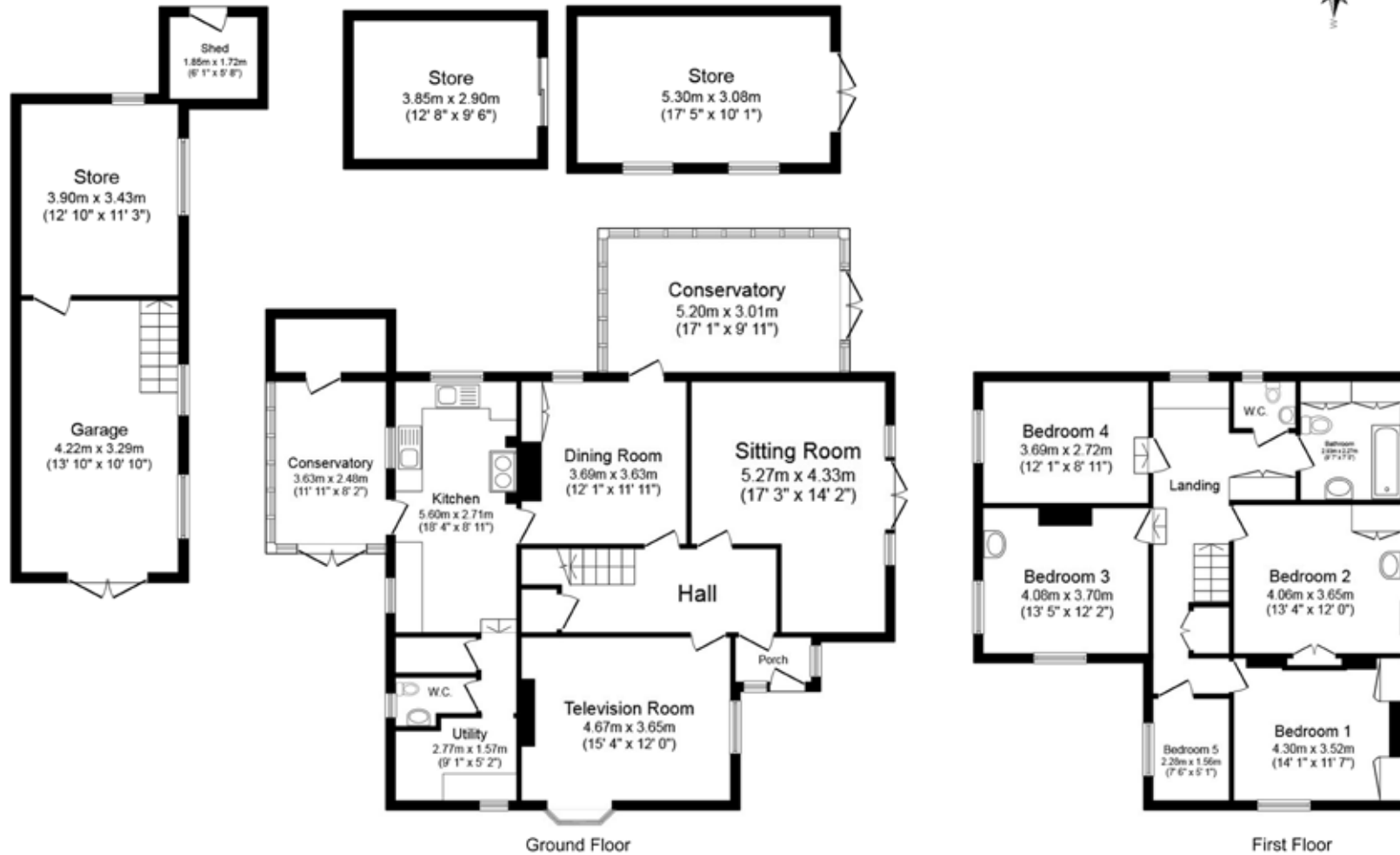
Services: Mains Electricity – Private Bore Hole Water – Private Drainage, OFCH.

Directions: What Three Words Location  
 Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the following words... What 3 Words Location - ///terribly.growl.driving

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		67
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	33	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Property - DIS4377  
 Approx. Internal Floor Area - 2117 Sq ft / 196 Sqm  
 Approx. Internal Floor Area Of Garage & Outbuildings - 643 Sq ft / 59.7 Sqm



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