



Vittoria  
Parkes Lane | Tharston | Norfolk | NR15 2YJ

# WINNING ON ALL FRONTS



“In the same family for decades, several generations have enjoyed spending time here and have called it home. It’s a house with a fascinating history and has been relatively unspoilt, retaining much of its original character. The gardens are delightful and the setting sublime, with a rural feel but close to Norwich and to a number of nearby villages.”



# KEY FEATURES

- A Grade II Listed Period Home situated in the Village of Tharston
- Four Bedrooms; Bathroom and En-Suite Shower Room
- Kitchen and Breakfast Room; Ground Floor WC and Cellar
- Three Reception Rooms and a Conservatory
- Outbuildings include a Barn with Annexe Potential subject to Planning Permission
- A Carport, Studio, Garden Store and Covered Area/Wood Store
- The Gardens which extend to 0.3 of an acre include a Patio Area, Vegetable Plot and Greenhouse
- The Accommodation extends to 2,129sq.ft with the Outbuildings measuring 1,034sq.ft
- EPC Exempt

This Grade II listed home was built for a colourful individual back in 1847 and has an interesting story to tell. In more recent years, it's been updated and improved by the current owners and by their family before them, so it offers modern comforts alongside the period features. There's a large outbuilding that's ripe for conversion, subject to permission, adding interesting potential for the future too.

## A Home With History

Back in the 1800s, a man named Major-General Sir Robert Harvey fought in the Peninsula War alongside Arthur Wellesley, later the first Duke of Wellington. As a thank you for Harvey's help, he was rewarded with the manorship of Flordon, Tharston and Hapton. He later invested in the railways and this property was built for the foreman of his brickworks, the kiln being situated over the road. The house was named after one of the battles in the Peninsular War. This is the reason for its listing today and you can see a plaque above the door stating "This house with brick kiln built by Major-General Sir Robert Harvey in 1847, in which year two millions of bricks were burnt for the railway".

## Family Fun

It's been owned by the same family since 1989 and the owner bought it from her parents and raised her own children here. As a result, it's been much loved by many of the family and the owner has happy memories of big family Christmas dinners, plus afternoons and evenings spent playing cards at the table with various aunts and with her grandparents. Her own children then grew up here and she describes their childhood as idyllic. It's a place where the family have made many memories and had a lot of fun along the way.





# KEY FEATURES

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One of the children, having flown the nest, hosted his wedding party here, with a marquee on the lawn, dancing, firepits and more to celebrate the occasion. Several of the family are professional musicians and there have also been many band practices taking place in the barn over the years. Whether you're tucked up in front of an open fire, relaxing with a book, enjoying a morning coffee in the sunny breakfast room, or opening the curtains to see deer walking through the neighbouring field, this is a home that's welcoming and attractive at every stage of life.

## Gorgeous And Green

The owners love their garden and it's evident as you explore. There are formal and informal areas, as well as a working part where you can grow your own. The garden plays host to a lot of wildlife, and there's plenty more in the surrounding fields. The owners see barn owls, red kites, sparrowhawks and more, with a family of buzzards currently around, as well as the bees and butterflies in the summer flowers. Head out with your dog and you can wander the network of quiet lanes and footpaths all around, enjoying views across the fields as cattle graze. You feel wonderfully rural here, but you can hop in the car and be parked up in John Lewis in under 20 minutes. The owners' children went to the local schools and these have excellent reputations, as well as a school bus pick up right outside the front door, but if you'd rather look further afield, it's a 15-minute walk to Tasburgh for buses into Norwich.

































# INFORMATION

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## On The Doorstep

The hamlet of Tharston offers a farm shop/restaurant, which stocks everyday essentials. The nearby village of Long Stratton, offers a wealth of local facilities including a large Co-op, doctors' surgery, veterinary surgery, dentist and a range of local shops with post office also. A leisure centre is located in the village along with schools for all ages. The market town of Diss is approx 13 miles to the south of Tharston and hosts a Friday open air market along with a popular antique auction house. The mainline train station in Diss takes you into London Liverpool Street.

## How Far Is It To?

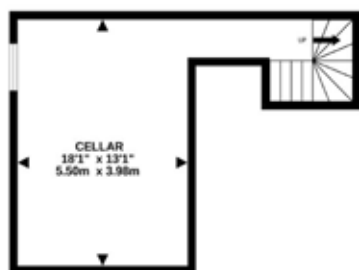
The city of Norwich is approximately 12 miles distant with a wide range of retailers, from national brands to independent boutiques and shops, restaurants, bars, cafes and the largest permanent outdoor market in the country. Chantry Place and Castle Quarter offer covered retail therapy opportunities and landmark buildings such as The Forum continue to add to the ambience of the city centre and compliment the historically important cathedral. There is a main line railway station to London Liverpool Street and Cambridge and to the outskirts, an international airport. The market town of Wymondham is approximately 9 miles.

## Directions

Take the A140 out of Norwich heading south. Continue through Tasburgh and at the next roundabout, take the 3rd exit onto the C497 and the property will be found on the corner on the left hand side.

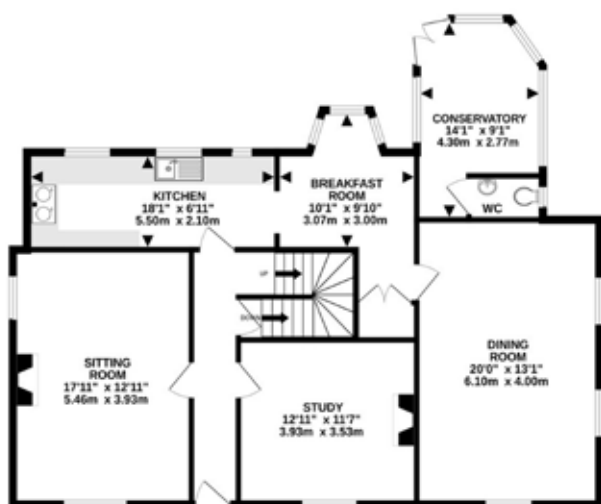
## Services, District Council and Tenure

Oil Central Heating, Mains Water, Drainage via Treatment Plant  
South Norfolk District Council – Council Tax Band D  
Freehold



CELLAR  
18'1" x 13'1"  
5.50m x 3.98m

CELLAR  
290 sq.ft. (26.9 sq.m.) approx.



KITCHEN  
18'1" x 6'11"  
5.50m x 2.10m

BREAKFAST ROOM  
10'1" x 9'10"  
3.07m x 3.00m

CONSERVATORY  
14'1" x 9'1"  
4.30m x 2.77m

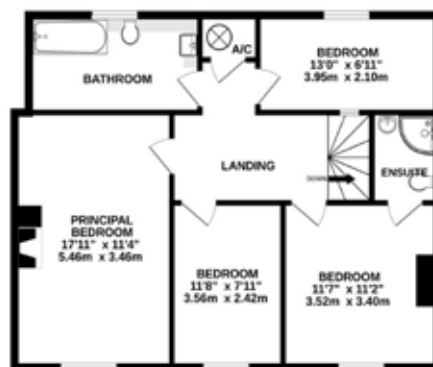
WC

SITTING ROOM  
17'11" x 12'11"  
5.46m x 3.93m

STUDY  
12'11" x 11'7"  
3.93m x 3.53m

DINING ROOM  
20'0" x 13'1"  
6.10m x 4.00m

GROUND FLOOR  
1101 sq.ft. (102.3 sq.m.) approx.



BATHROOM

BEDROOM  
13'0" x 8'11"  
3.95m x 2.10m

LANDING

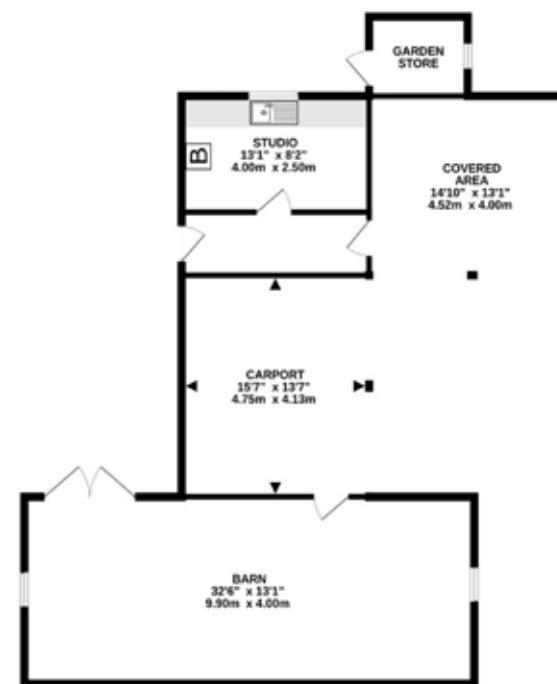
ENSUITE

PRINCIPAL BEDROOM  
17'11" x 11'4"  
5.46m x 3.46m

BEDROOM  
11'8" x 7'11"  
3.56m x 2.42m

BEDROOM  
11'7" x 11'2"  
3.52m x 3.40m

1ST FLOOR  
738 sq.ft. (68.5 sq.m.) approx.



STUDIO  
13'1" x 8'2"  
4.00m x 2.50m

GARDEN STORE

COVERED AREA  
14'3" x 13'1"  
4.52m x 4.00m

CARPORT  
15'7" x 13'7"  
4.75m x 4.13m

BARN  
32'6" x 13'1"  
9.90m x 4.00m

OUTBUILDINGS  
1034 sq.ft. (96.1 sq.m.) approx.

TOTAL FLOOR AREA : 3163 sq.ft. (293.8 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](http://www.norfolkpropertyphotos.co.uk)  
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# FINE & COUNTRY

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