



THE STORY OF

Yadnum House

Thompson, Norfolk

SOWERBYS



“The open-plan living space, with views of the rear garden, is our favourite - it’s the hub of the home.”

A magnificent and versatile, detached family home nestled centrally within delightful grounds of 1.3 acres (STMS). This stunning property boasts exceptional living space and a superior finish throughout, offering the perfect retreat for those seeking space, elegance, and style.

As you step inside the property, you’ll immediately be struck by the sense of space and light which greets you, provided by the full height windows - one of the stand-out features of this home. Since 2007 the current owners have completed a broad range of improvements and the property has been finished to an excellent standard.

The stunning extension completed in 2022 has only added to its beauty, featuring a breath-taking open-plan kitchen/dining/family room that is sure to impress. The room incorporates an impressive lantern roof and bi-folding doors, which provide an abundance of natural light and an ideal space for relaxation and entertaining.

Additionally, the ground floor offers plenty of reception space, including a welcoming entrance hall, a formal living room with fireplace inset with a wood-burner, a study, snug, and a dining room. There’s also a utility area and a cloakroom.







The highly convenient ground floor bedroom sits to the rear of the home, featuring its own en-suite, adding to its versatility. The owners use this as their principal bedroom, providing them with a private space. This could also be perfect for guests or relatives who would benefit from a ground floor bedroom and could even be transformed/extended to unlock its annexe potential, subject to the necessary consents.



On the first floor, the property benefits from four generous bedrooms, each offering an abundance of space and light. The first floor is served by a well-appointed family bathroom.



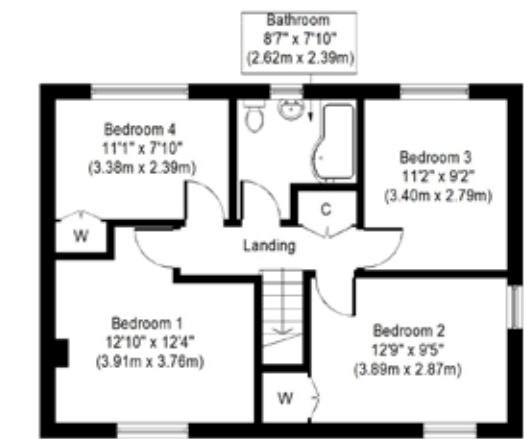
The immaculately landscaped grounds of 1.3 acres (STMS) surround the property, creating a haven of beauty. The garden provides various opportunities for enjoyment, including an outdoor entertaining terrace with a garden kitchen/bar, a covered pergola for those typical English summer evenings, large lawn areas, and a vegetable garden alongside other great features.

To the front, the property is approached by a long-shingled driveway flanked by railway sleepers, creating a stunning approach to the home. The driveway opens out before the house to provide a suitably large parking area, which also grants access to the double garage with a loft space above for storage. The garage may provide indeed further scope for conversion, as well as the properties' central position within its curtilage providing scope for extension (STPP).

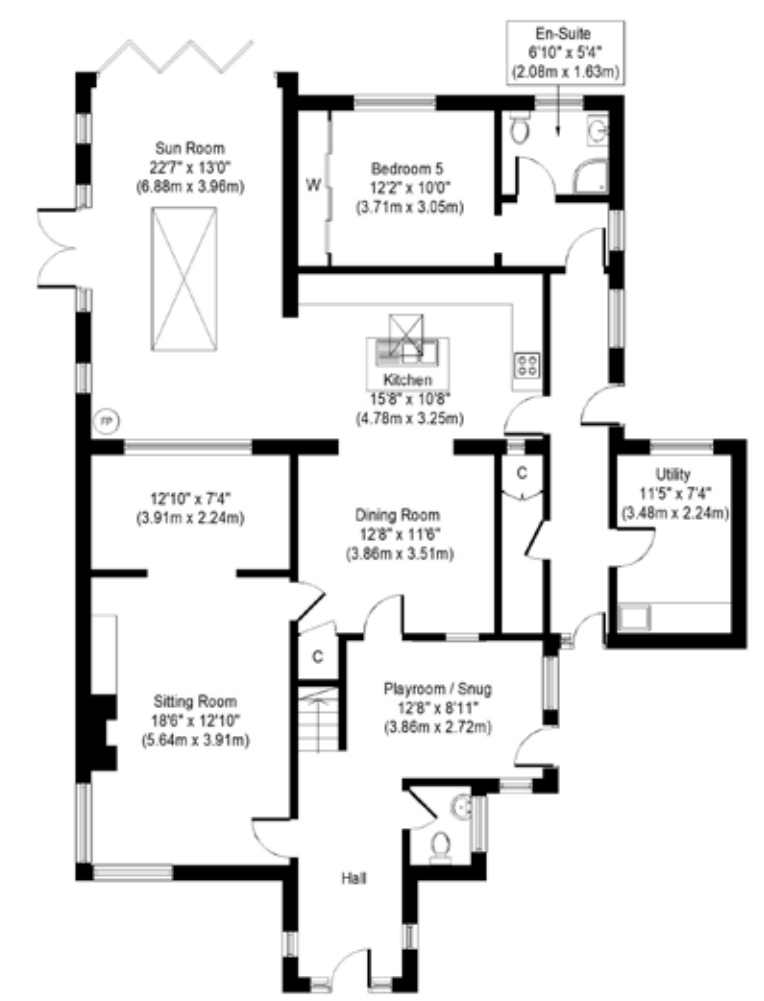
“We’ve loved the tranquillity here. As Thompson is a ‘no through road village’ it is always peaceful.”

In summary, Yadnum House is a truly stunning and versatile family home finished to an impressive standard, and it offers both quality and sophistication within a magnificent location.





First Floor
Approximate Floor Area
605 Sq. ft.
(56.2 Sq. m.)



Ground Floor
Approximate Floor Area
1685 Sq. ft.
(156.5 Sq. m.)

(Not Shown in Actual Location)
Garage
Approximate Floor Area
338 Sq. ft.
(31.4 Sq. m.)

SOWERBYS — a new home is just the beginning

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ALL THE REASONS

Thompson

IN NORFOLK
IS THE PLACE TO CALL HOME



A picturesque village with a fair selection of amenities, Thompson now benefits from optic fibre internet

connectivity. There is a well-regarded primary school in addition to the village church, public house and restaurant – The Chequers Inn - a post office, Community Hall and a Millennium Green. Throughout the year, the Community Hall organises various events and is available for private hire. The church also holds fundraising events, including the ever-popular Lavender’s Lunch. For those avid runners, Thompson hosts an annual 5km and 10km run

There are country walks nearby including Peddars Way and there is easy access to the A11/M11 where there are good links by rail and road to Cambridge and London and approximately 23 miles from Norwich.

Just three miles away is the market town of Watton, well-served by primary, junior and secondary schools, a GP clinic, dental surgery and chemist, along with a supermarket, Post Office and sports centre.

Watton is a strong rural community which comes together each year for the annual Wayland Show, one of England’s oldest agricultural shows.

Just outside the town you’ll find Loch Neaton and Wayland Wood, the site of the children’s tale, Babes in the Wood, which are both lovely places to visit and the beauty of the area makes it an unmissable place to explore.

Nearby, enjoy the cycle trails at Thetford Forest, take a trip to Melsopp Farm Park, head over to Snetterton race circuit, or book a game at Richmond Park Golf Course, an 18-hole course with driving range set in 100 acres of parkland.

Well-exercised, there are several good pubs serving real ales and good grub to recharge your energy – try The Willow House, The Waggon & Horses in nearby Griston or The Old Bell at Saham Toney, north of Watton.



Note from the Vendor



Chequers Inn

“The Chequers Inn is just under a mile away and offers great food and hospitality.”

THE VENDOR

Picture: Visit East of England



SERVICES CONNECTED

Mains water and electricity. Drainage via sewage treatment plant. Oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 8737-6126-7200-0362-7206

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///camp.laugh.moguls

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SOWERBYS



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