



EH

EXQUISITE
HOME

ENDLESS OPPORTUNITY

Originally built in the 1970s, the property has been extended and redecorated throughout by the current owners, who were attracted to the property's secluded yet convenient location, as well as the position amongst ancient woodlands and open fields. The view from the west of the property is across beautiful open farmland and the sunsets here are really special,' note the current owners, adding that 'we've really enjoyed the property and you really get the sense of being tucked away in the country yet within reach of everything you could need.'





The property's approach is on a large shingle drive with parking for multiple cars, including two in the enclosed garage and car port which are attached to the main house. The main hallway gives access to all the main living areas on the ground floor, and the light, bright and modern interior is warm and inviting from the moment you step through the door. First you'll find the bright snug with double doors that open into the main dining room, perfect as a home office or play room for children. The formal dining room is cosy and atmospheric, the ideal place to relax with friends and family after a home-cooked meal. To the rear of the main hallway is the kitchen, which has been extended by the current owners and decorated to retain a sense of cottage charm with bespoke units and beamed ceilings. Located within the kitchen is a working oil-fired Ray Burn cooker together with a modern range cooker offering a gas hob and electric ovens, ensuring that the keen cook is spoiled for choice. The kitchen also includes hidden spaces for the dishwasher, washing machine and tumble dryer (or under-counter refrigerator), and the current owners have enjoyed the wealth of storage and worktop space on offer.

A unique stable door opens through into the impressive all-weather garden room, with its vaulted ceiling, slate tile floors and additional kitchen apparatus. The current owners note the possibility of extending the existing kitchen into this space to create a more modern open-plan design, which would be subject to any necessary regulations and requirements. With its bright, sunny south-east facing position, the garden room enjoys unimpeded sunlight through much of the day, and with French doors that open out into the garden, together with a range of windows, the garden room can really be opened up to the elements, and it's easy to imagine sitting here next to the doors, with a cool breeze blowing through the room, enjoying the dawn chorus with that morning cup of coffee.



“There’s a welcoming sense of space and light that echoes throughout the property...”

Back off of the main hallway is the exceptionally large reception room. The focus of this grand room is certainly the large brick fireplace with its inset wood burner. At nearly twenty-five feet in length, this room is perfect for accommodating larger gatherings, and it's easy to imagine the fire burning on a cold winter day, with the whole family gathered around for holiday celebrations. Two large glazed doors open into the conservatory, which affords some of the prettiest views to be found on the ground floor. Double doors open out into the garden where there is a large Koi pond draped with a mature wisteria vine that, in spring, affords the most beautiful and charming view out of the conservatory windows.

Four double bedrooms are found on the first floor, and the current owners note that the bedrooms have been particularly useful in accommodating extended family for longer periods of time. 'Even when there have been a lot of us in the house, we've never felt on top of each other, because there's space to move about.' Each of the bedrooms includes built-in wardrobes and shares the use of both a family bathroom and a modern family shower room. The principal bedroom also includes sliding doors that open out onto a small balcony that looks out to the stables which are shrouded in mature trees.

"We spend a lot of time in the conservatory throughout the year, it's south-facing and even in the winter gets sun through much of the day, so it's just a really nice place to sit and have a coffee or read a book.'"













The property includes approaching one acre of land, and the current owners note that they currently rent an adjacent eight acre field from a local farmer, it may be possible to continue this arrangement with a new owner, subject to confirmation. The current owners have largely used the land to run a successful horse breeding venture, and constructed the large stable block in the early 2000s. The block includes seven large stable, with two being very large fouling stables; a wash box with a hot water shower and heating so that horses can be washed in comfort throughout the year even in frigid weather; a feed room and hay storage, an insulated and heated tack room both for comfort and for the easy maintenance of tack and gear; and a large trailer shed. Other equestrian facilities within the curtilage of the property include an additional tractor shed and a large hay shed together with multiple specialist training areas. The current owners note that as they are looking to downsize, much of the equestrian equipment they currently use for their business may be negotiated as well, allowing a new owner to take up running their own equestrian business from day one if desired.

LOCATION

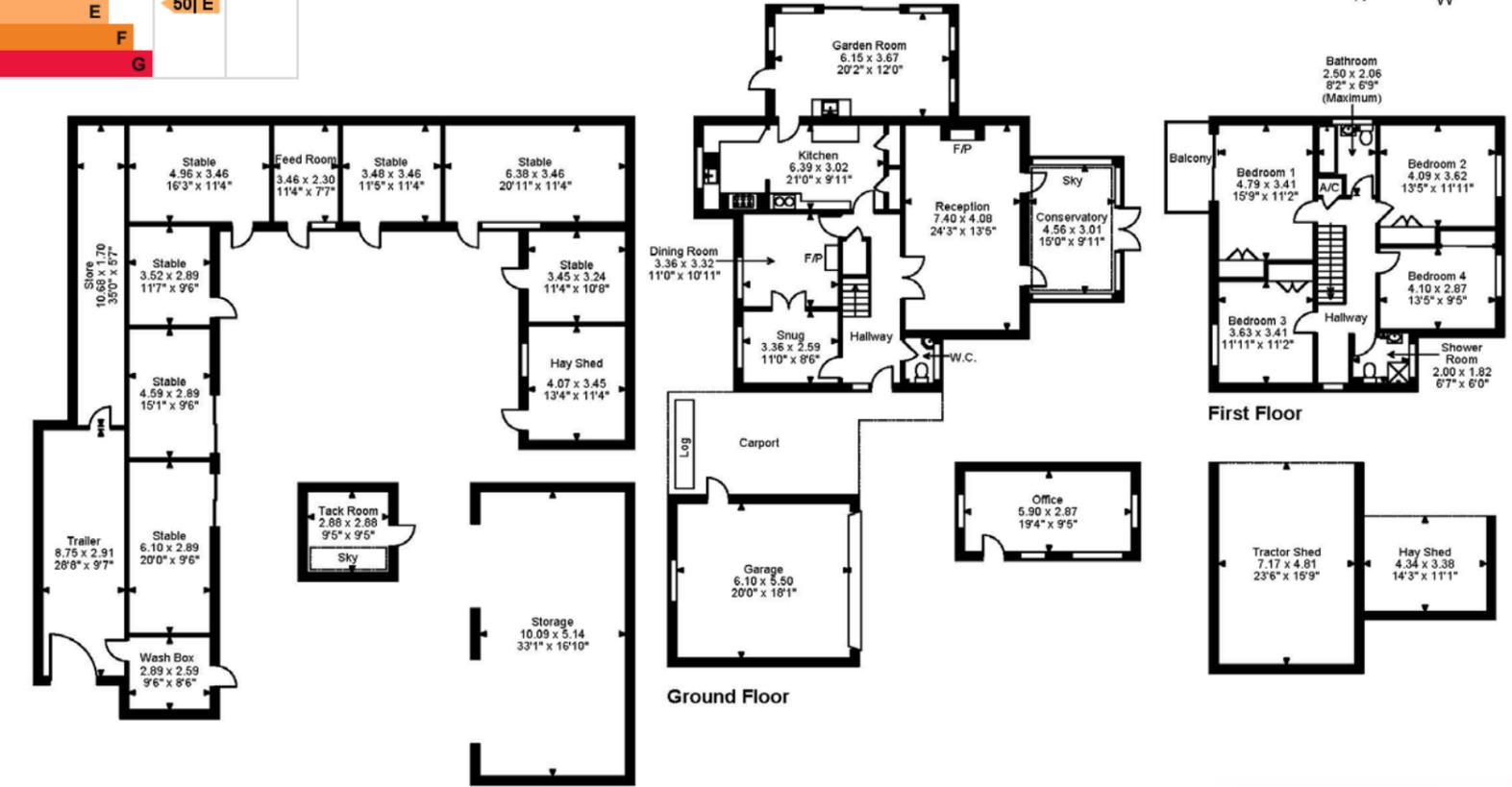
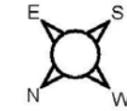
In addition to the quality equestrian facilities the property enjoys a substantial and beautiful garden. Directly off of the conservatory is a shingled area for seating and dining near to the Koi pond, and this area enjoys shade from mature trees, creating a pleasant and relaxing atmosphere to sit in and enjoy listening to the trickle of water and the rustle of leaves. Beyond this is an area of lawn, perfect for children and pets at play. To the side of the garden, though, is a wonderfully versatile outbuilding, currently evoking the spirit of an old-fashioned railway station. Take the memorabilia away, however, and what remains is a large, insulated building with a power connection, making this an ideal place for an outdoor home office, studio, gym or "man cave," with the fun addition of a small plunge pool next door, ideal for cooling off at the end of a hot day. The current owners constructed the outbuilding in the early 2010s, and in doing so, salvaged two windows from the original Wretham and Hockham train station, preserving a piece of local history.

The property sits within an exceptionally quiet hamlet just a few miles northeast of the popular town of Thetford. Positioned just a few minutes' walk to Thetford Forest and next to the Peddars Way - an ancient Roman Road that takes ramblers all the way to the Norfolk coast - the area is popular with walkers and nature enthusiasts alike. The current owners have particularly enjoyed the convenient transport links, noting that the property is only a few miles from the A11 and a few minutes' drive to Thetford rail station, with regular services to Norwich and Cambridge (both of which then offer direct services into London), as well as to Stansted Airport and even to Liverpool's Lime Street station, offering direct links to the midlands. Thetford is a popular town offering a full array of daily amenities, including shops, restaurants and a popular leisure centre. Thetford is also home to one of Norfolk's leading independent schools, Thetford Grammar. Drive for around an hour towards the north Norfolk coast and you'll find two of this region's top destinations: Cromer and Holt; and just over half an hour's drive will take you to either the cathedral city of Norwich or to the world-renowned city of Cambridge, with its famous university and thriving city centre. With so much so close at hand, Thetford is ideally positioned to explore some of the best that this region of England has to offer.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Approximate Gross Internal Area Main House = 2264 Sq Ft/210 Sq M
 Garage = 361 Sq Ft/34 Sq M
 Outbuildings = 3335 Sq Ft/310 Sq M
 Balcony external area = 51 Sq Ft/5 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8557002/RIB



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only 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 must not be inferred that any item shown is included with the property. 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 and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



EH
EXQUISITE
HOME

EXQUISITE HOME

At Exquisite Home, we offer a refreshing approach to selling or letting exclusive homes, combining individual flair and attention with the local expertise of independent estate agents to create a strong international network, with powerful marketing capabilities. We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. Exclusive properties also require a tailored approach to marketing. Our bespoke service adopts a lifestyle approach to the promotion of your property, combined with an efficient sales process and outstanding customer service. The widespread exposure of prime residential properties is crucial.

The more prestigious a property, the smaller the number of potential buyers. Buyers of exclusive properties are generally not constrained by such influences as specific location, proximity to public transportation or local amenities. In today's market, the mobility of buyers is also greater than ever and they could come from, quite literally, anywhere- through local and regional marketing, national newspapers and magazines or; increasingly, internationally using interactive technologies, with this in mind, we have created a marketing strategy to target a suitable geo-demographic profile of potential buyers around the world.



EXQUISITE HOME

Exquisite Home, Valley Lane, Wherstead, Ipswich, Suffolk, IP9 2AX
T +44(0)3455 651681 **E** enquiries@exquisitehome.co.uk

Exquisite Home, Sumpter House, 8 Station Road, Histon, CB24 9LQ
T +44(0)3455 651681 **E** enquiries@exquisitehome.co.uk

www.exquisitehome.co.uk