



THE STORY OF

# Carr Holme

*Besthorpe, Norfolk*

**SOWERBYS**

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# Carr Holme

Besthorpe, Attleborough,  
NR17 2LP



Exceptional Family Home

Five Bedrooms, Two with En-Suites

Three Reception Rooms

Open-Plan Kitchen/Breakfast Room

Impressive Contemporary Extension

Grounds of Approximately 1 Acre (STMS)

Additional 1 Acre (STMS) to Rent

Popular Location



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“A contemporary home in a peaceful,  
countryside setting.”

Carr Holme is an exceptional four/ five bedroom family home located in a desirable area near the charming market town of Wymondham, offering easy access to the A11. The current owners have upgraded the property to a high standard with the addition of an innovative, contemporary two-storey cedar clad extension to the rear.

Upon entering, you are greeted by an inviting entrance staircase hall adorned with elegant parquet flooring.

To the left, a dual aspect dining room enjoys abundant natural light from its bay window, and a central fireplace creates the perfect ambiance for family gatherings.

The family room also with a bay window and parquet flooring provides a cosy retreat. A well-appointed study/music room and a side hall leading to an inner lobby and utility room complete the ground floor.



The impressive rear extension is a true highlight, featuring a stunning open-plan kitchen/breakfast room. Bespoke fitted units and an 'L' shaped island create a stylish and functional space. Bi-folding doors open onto a side terrace, seamlessly connecting the indoor and outdoor areas. A wood-burning stove enhances the breakfast area's charm, complemented by oak flooring, garden access, and a convenient cloakroom.





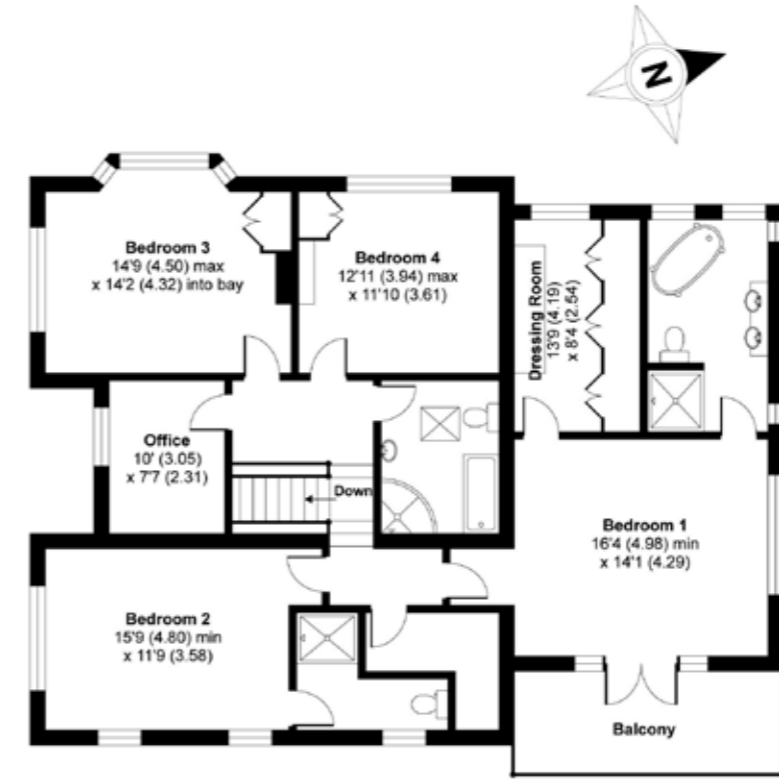
Ascending to the first floor, you'll discover a contemporary principal bedroom suite which exudes modern luxury. French doors open onto a balcony, inviting natural light and fresh air into the space. The suite also includes a separate dressing room and luxurious en-suite bath and shower room. The guest bedroom also enjoys its own en-suite shower room, while two additional bedrooms, a study/bedroom five, and a well-appointed family bath and shower room complete the floor.



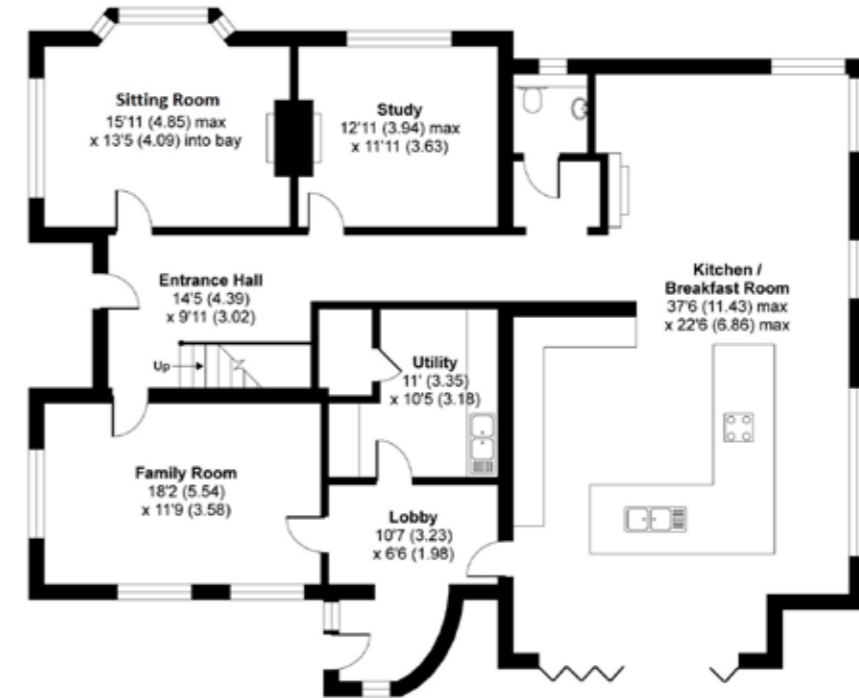
“The beautifully landscaped grounds feature flourishing flower borders...”

Nestled within approximately an acre of grounds (STMS), the property offers an additional acre currently being rented. Upon arrival, a gravelled entrance drive, adorned with a charming five-bar gate, leads to a parking area and a detached two-bay cart lodge with a lockable store and a covered wood store. The beautifully landscaped grounds feature flourishing flower borders, a lush lawn, a variety of mature trees, and boundary hedging. Terraces on both sides of the property provide wonderful outdoor spaces for alfresco dining.





FIRST FLOOR



GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 3377 SQ FT 313.7 SQ METRES

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



# Besthorpe

IN NORFOLK  
IS THE PLACE TO CALL HOME



Besthorpe is a picturesque village nestled in the heart of Norfolk, England. Known for its idyllic countryside setting,

Besthorpe offers a serene and peaceful lifestyle for its residents. Located approximately 1 mile from Attleborough, the village has easy access to the A11 and is within close proximity to Wymondham College.

The neighbouring town of Attleborough provides education settings from nursery through to sixth form and there are two specialist SEN schools nearby. The town hall hosts the community cinema and there are many sports and social groups too, some of which are hosted at the Recreation Ground.

There is a popular Thursday Market, which has been hosted since the town was awarded a

Charter by King Henry III back in 1226.

Additionally, there are a plethora of amenities such as shops, coffee shops, bars, restaurants, takeaway restaurants, dentists, opticians, and a doctors. If you are looking for attractions nearby you will find Banham Zoo, Melsop Farm Park, Hulabaloos and Combat Paintball.

If you need to travel further afield then there is also a train station with direct trains to Cambridge, perfect for those needing to commute.

Besthorpe is a Norfolk gem, offering a lifestyle which combines the tranquillity of rural living with the convenience of nearby amenities, where residents can truly experience the best of both worlds.



Note from the Vendor



Carr Holme

“The gardens are our favourite place to be.”

THE VENDOR



## SERVICES CONNECTED

Mains water and electricity. LPG bottles for the hob and oil fired central heating. Private drainage.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

D. Ref:- 0268-8050-7286-6541-9994

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: ///lurching.pitchers.spin

## AGENT'S NOTE

Further land may be available to rent.

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# SOWERBYS



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