



# Tayberry House

Elsing Road, Lyng, Norfolk, NR9 5RR

**BROWN & CO**







## Tayberry House, Elsing Road, Lyng, Norfolk, NR9 5RR

A detached five bedroom village house set within idyllic gardens enjoying fine views over a collection of lakes adjoining the River Wensum.

Acreage 0.499 acres (stms)

£895,000



### DESCRIPTION

Tayberry House was built in 2009 and comprises a wonderfully appointed five (double) bedroomed family home situated in a charming setting with very fine views down towards the collection of lakes immediately to the rear of the property. The house offers well-arranged accommodation on three floors being constructed of brick elevations under a pantile roof and enjoys a delightful plot approaching 0.5 acres (stms). The whole is a superb offering and will be of interest to buyers keen to acquire a home which has been meticulously cared for, enhanced and improved since ownership began in 2010.

There is an immediate feeling of attraction to Tayberry House as you approach it from the driveway leading up to its striking façade. The front door is set between a handsome 'Georgian' style rounded architrave providing access into the spacious main reception hall. The principal ground floor rooms are located off the hall, and all enjoy fine views over the gardens. The sitting room benefits from a log burner and double doors that open onto an outside terrace that links in well with the kitchen breakfast room enjoying a similar arrangement. The kitchen itself boasts a range of integrated appliances including a range cooker (electric with gas hob) and fitted central island. Additional ground floor rooms include the formal dining room, cloakroom and utility room.

The extensive bedroom accommodation (5 double-bed rooms) is located on the first and second floors being positioned off a central

staircase which flows up the spine of the house. The principal two bedrooms both benefit from en-suite shower rooms and there are further separate bathroom and shower rooms serving the remaining bedrooms. The main bedroom also has the benefit of a large dressing room.

Tayberry House is approached from the south into a sweeping shingled driveway which flows past a large lawned front garden with a mixture of specimen trees, all being enclosed by attractive hedging and mature borders. The driveway provides ample parking for a large number of vehicles and leads up to the double garage.

The gardens and grounds are exquisite and a beautifully laid out and tended by the current owners. There are many points of interest for three exceptional seating areas. In particular, the attractive paved seating area adjoining the summerhouse (that gets the sun from afternoon until the end of the day) being worthy of special mention. The gardens are mainly laid to lawn with deep flowerbeds. The whole is fully enclosed by attractive specialist 'Norfolk Reed' fencing which was recently commissioned by the current owners.

Above the garage is a super study/office/ playroom (with double doors to an attached outdoor seating area on the decking). The room has the benefit of telephone connections (2 lines) to the main house and a good internet connection. This has enabled the

current owners to adopt this lovely setting for home working for over 13 years - but this extensive space could equally be used for a number of other purposes.

Below this room is a spacious double garage.

Services – oil fired central heating, mains water, mains electricity, mains drainage and Calor gas for the cooker hob.

Local authority – Broadland District Council.

### LOCATION

Lyng is a village and civil parish, which is situated on the river Wensum just 4 miles south of the wonderful Georgian market town of Reepham. Saint Margaret's Church and the award-winning public house The Fox are located closer to the river, with the village shop and Tea Room located in the middle of the village along with a garage/petrol station and a Junior School which feeds into the highly regarded High School and College in Reepham. Reepham itself boasts a Doctor's surgery, pharmacy, post office, butchers, a delicatessen, Coop and church (famously having three churches in one churchyard where 3 parishes conjoin) as well as a range of other interesting shops and facilities within the town and nearby. The well established Bawdeswell Garden Centre is also a short drive away as is the amazing Georgian market town of Holt. The property is also located within easy reach of the stunning North Norfolk coast, including such places as Blakeney, Wells,







Holkham and the Burnhams and not forgetting of course the very fine city of Norwich, its international airport being less than a 20 minute drive away from the property.

**DIRECTIONS**

Leave Norwich on the A140 Cromer Road and then join the Broadland Northway Road A1270. At the roundabout take the A1067 Fakenham Road. Continue along this road taking a turning on your left, signposted Lyng, you follow the road round onto The Street and continue through the village. Elsing Road joins The Street, you continue for approximately 200 yards and the property, Tayberry House is located on the right-hand side.

**AGENT'S NOTES:**

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

**VIEWING** Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871

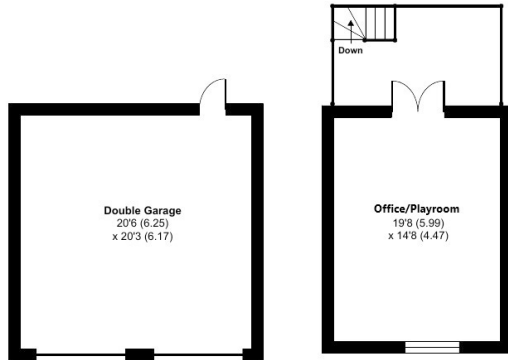
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Bedroom 5/Living/Reading Room

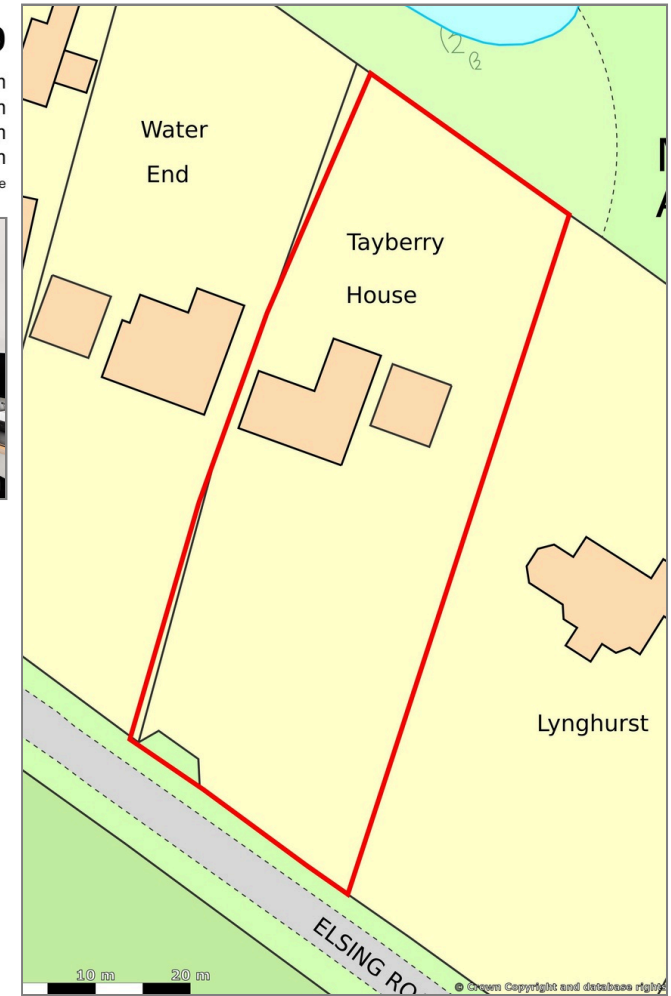
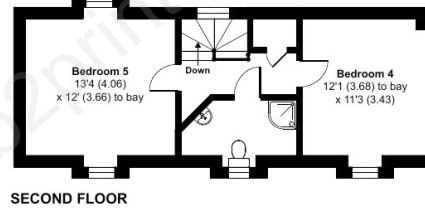
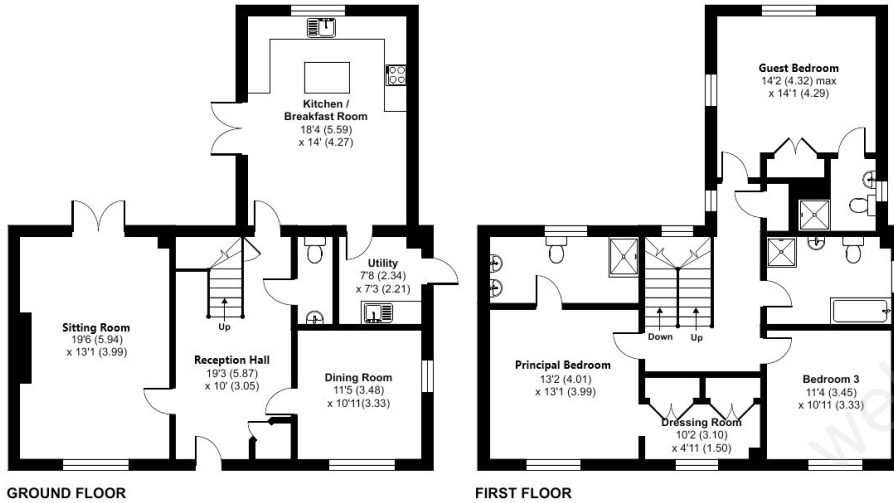






## Elsing Road, NR9

Approximate Area = 2353 sq ft / 218.6 sq m  
 Garage = 417 sq ft / 38.7 sq m  
 Outbuilding = 288 sq ft / 26.8 sq m  
 Total = 3058 sq ft / 284.1 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for Brown & Co. REF: 1004538

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