



Thornfield
2 Lower Street | Salhouse | Norfolk | NR13 6RW

FINE & COUNTRY

MAKING A SPLASH!



A beautifully presented, versatile detached home with wonderful outside entertaining space including heated pool, lawn and terraces set in the welcoming village of Salhouse.

This home offers an annexe ideal for multi generational living or extra income generation. Experience village life with Salhouse Broad greenspace and wildlife within walking distance, as well as a variety of transport links to local towns, Norwich city and further.



KEY FEATURES

- A Detached Family Home with a Two Bed Annexe and Swimming Pool in the Village of Salhouse
- Three Bedrooms and Two Bathrooms in the Main House
- The Principal Bedroom benefits from a Dressing Room and En-Suite Bathroom
- Sitting Room and Conservatory
- Beautiful Kitchen Breakfast Room and Ground Floor WC
- Separate Annexe with Kitchen/Diner/Sitting Room; Two Bedrooms and a Bathroom
- Heated Outdoor Swimming Pool and Entertaining Terrace Area
- Large Driveway with Plenty of Parking
- The Accommodation extends to 2,527sq.ft
- Energy Rating: C

The property occupies a generous plot, with a high degree of privacy to the rear, with the additional benefit of a swimming pool. With the property offering generous off road parking to the front. Internally, this home has undergone substantial re-modelling and improvement by the current owners.

A Home For All Occasions

You enter through a stylish airy hallway with a shower room on one side and doors leading to the spacious family kitchen with a great pantry and a dining room – the heart of this home which has seen many evenings cooking and chatting at the island, making entertaining easy. Double doors from the dining area reveal a sunny terrace whilst another set of doors lead to the calming sitting room with plenty of relaxing room. The conservatory leads from this sitting room and provides panoramic views of the lawns, terraces and pool area, just perfect for relaxing or entertaining family and friends. The current owners have had so many happy times here celebrating with pool parties and summer barbecues. Stairs from the entrance hall lead to the principal bedroom with a wonderful “Sarah Jessica Parker” style walk-in wardrobe and an en-suite bathroom too. With two further double bedrooms containing built in storage, served by a family bathroom, there is definitely room for all.





KEY FEATURES

Family And Friends Always Welcome

Attached to the main house is the annexe, thoughtfully converted from the original garage when the current owners moved here – they wanted a space to welcome family and friends whilst still providing a degree of privacy for guests. This has proved the best investment ever as over the years so many people have enjoyed their stay at Thornfield and in more recent years the current owners have explored the rental market with great success. The annexe has a great practical open plan kitchen/diner/sitting room, downstairs with two bedrooms and a bathroom upstairs. This space really does offer flexible living options for multi-generational families or to provide a rental income, whether holiday let or long term.

A Holiday In Your Garden

Set well back and screened from the road Thornfield offers plenty of off road parking with access to outside storage. The garden is a revelation – the super outside heated pool surrounded by terraces and primed for alfresco entertaining means you could be forgiven for thinking you are on a European summer break. There is plenty of room for multiple sun loungers around the pool as well as a traditional lawned garden too with mature borders and shrubs which the current owner has lovingly cared for over the years.

The Very Best Of Village Life

The current owners have very much enjoyed village life with friendly neighbours, welcoming locals and amenities close to hand. Picturesque Salhouse Broad offers 40 acres to enjoy whether spotting wildlife, birdwatching or paddle boarding. Foodies are spoilt for choice with The Stag pub close by as well as fine dining at Salhouse Lodge and an award winning fish and chip shop in the village. You are close to bus transport links to local schools and to Wroxham providing supermarkets and the hustle and bustle of town life. Salhouse station is a short walk from Thornfield and you can be in Norwich within 10 minutes. The new Broadland Northway road link makes transport by car so easy whether heading to the city of Norwich or to the coast.













THE ANNEXE









INFORMATION



On The Doorstep

Salhouse is a large village which is split into two parts. The railway is found in one part and a good mile or so, the other part of the village boasts a fine pub, a post office and Salhouse Broad. There is a good range of amenities in nearby Wroxham, with Roys of Wroxham stores and supermarket, pubs, cafés, and restaurants. Nearby Blofield and Blofield Heath provides shops, a fish and chip shop, chemist, hairdresser, doctors' surgery, library and school. There are good leisure facilities in Blofield too, with Plantation Park Recreation Ground not far away, bowls, plus hard and grass tennis courts also available in the village.

How Far Is It To?

Salhouse lies 7 miles east of the cathedral city of Norwich, which offers all that you would expect of a county capital with a wide variety of cultural and leisure facilities, a main line rail station with links to London Liverpool Street and an international airport. There is also a selection of good schools in both the public and private sectors as well as the University of East Anglia. On the other hand, Great Yarmouth boasts 5 miles of sandy beaches. The sea front offers the Marina and Sea Life Centre amid a wide variety of shops and tourist attractions.

Directions

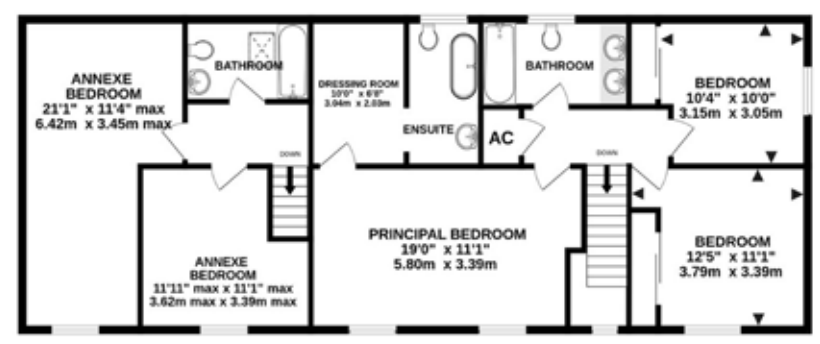
Leave Norwich on the Salhouse Road, at the roundabout take the 2nd exit and stay on Salhouse Road. Go over 1 mini roundabout and continue onto Norwich Road. At the roundabout, take the 1st exit onto Mill Road/ B1140. Turn right onto Lower Street and the property will be found on the left hand side clearly signposted by a Fine and Country For Sale Board.

Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage
Broadland District Council – Council Tax Band E
Freehold



GROUND FLOOR
1327 sq.ft. (123.3 sq.m.) approx.



1ST FLOOR
1152 sq.ft. (107.0 sq.m.) approx.



48 sq.ft. (4.4 sq.m.) approx.

TOTAL FLOOR AREA : 2527 sq.ft. (234.8 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
Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Agents notes: All measurements are approximate and for general guidance only and 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 it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation



follow Fine & Country Norwich on



Fine & Country Norwich
12-14 Queen Street, Norwich, Norfolk, NR2 4SQ
01603 221888 | norwich@fineandcountry.com

