



'HANDSOME HISTORIC HOME AND SEPARATE ANNEXE'
Feltwell, Norfolk | IP26 4AF

WELCOME



Welcome to this handsome historic residence in the heart of a friendly Norfolk village – rural, yet within easy commuting distance of London, Norwich or Cambridge. In addition to the three-bed-two-bath main house, there is a stunning new self-contained annexe, recently converted to a very high standard in a former brick and timber barn.







- A Lovely Village Home & Detached One Bed Annexe
- A beautiful village location
- Master Bedroom & Ensuite
- Two Further Bedrooms
- The annexe has been developed to an extremely high standard
- Off street parking & Garage
- A secluded walled garden
- No Chain
- Close to local amenities

The appeal is immediate – a wide symmetrical frontage of neatly knapped flint with pretty brick detailing around windows, doors and corners. The house oozes history, witness the National Trust plaque announcing its connection with the renowned charge of the light brigade (it was once home to a lucky survivor). Inside, however, you'll find yourself somewhere with a much more modern aesthetic – pale walls with just the occasional beam, oak doors with glass panels, honey-coloured polished boards underfoot.

Entry through the central doorway gives access to two bright reception rooms both occupying the full depth of the house and with windows front and back. To the left is a sitting room large enough to have a dining area at the end nearest the kitchen. An elegant, stripped-back fireplace at the other end houses a wood-burning stove which, says the owner, puts out enough heat for them to rarely need central heating, even in winter. French doors lead to the garden.



* 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, should not be relied on without verification and do not necessarily reflect the views of the agent.









THE ANNEXE







Across the hallway the other reception room is currently in use as an alternative sitting room but might equally make a formal dining room. It too has a functioning fireplace with pretty tiled surround. Off here an attractively panelled anteroom leading to the staircase is an ideal work-from-home space.

At the other end of the house is the kitchen – square and roomy – with windows to the south and west, and units and worktops around three sides. With laundry facilities and freezer all conveniently housed in an outbuilding, there's storage space for a substantial batterie de cuisine. A door leads to a sheltered terrace – west-facing and perfect for dinner al fresco on a warm evening.

Also downstairs is a separate WC.

An enclosed staircase leads to a long landing and three bedrooms – two doubles with built-in cupboards and one single. An en-suite with a shower adjoins the master bedroom, while the other bedrooms share a family bathroom with a practical dual-function over-bath shower.

The beautiful newly converted barn has much potential for long or short-term lets, a granny annexe or as guest accommodation. Much of the original material has been left in place – brick and flint as well as the concrete pillar on the front corner where the horses were tethered. A glorious, sunny first floor living area, running the full width of the building, is lit by deep-set windows on both sides as well as a rooflight. Oak beams have been left exposed in the semi-vaulted roof above which is a handy loft space accessed by ladder. Downstairs, the space is divided into an entry hall with staircase, a bedroom and a smart shower room with modern grey metro tiles. It's a magnificent conversion, combining architectural chic with rustic rural utility.

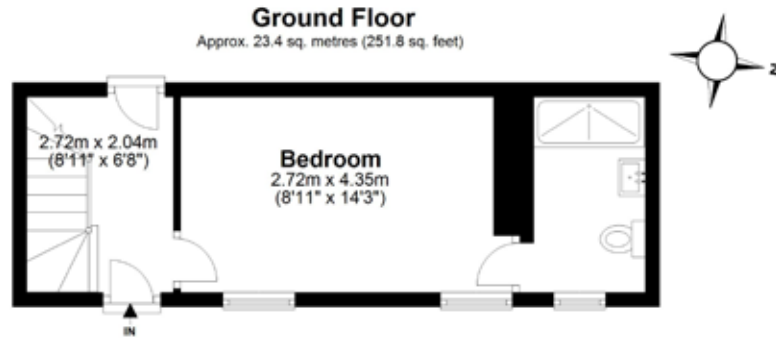
Around the sides and back of the house is an easy-maintenance garden which is entirely dog-proof. An attractive outbuilding houses laundry facilities as well as garden machinery. There is also a garage.





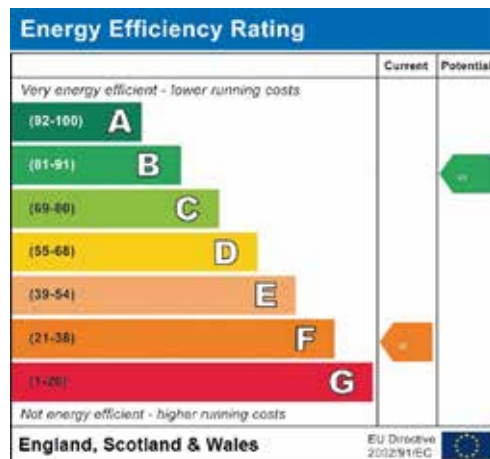


STEP OUTSIDE



Total area: approx. 46.8 sq. metres (503.6 sq. feet)

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 errors, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.



Feltwell is a thriving village with a surgery, a popular pub (featured recently on BBC Radio 4), two take-away restaurants, two small supermarkets and a post office. The local primary school was recent awarded "good" status by Ofsted. The owners describe the village as quiet but friendly and particularly good for dog owners. There are plenty wildlife and walking destinations locally – Weeting Heath National Nature Reserve, Thetford Forest and RSPB Lakenheath Fen being the nearest. The village is well placed for commuting to several towns and cities. The owner commuted regularly to Cambridge while other Feltwell residents commute to Norwich or London. The Breckland Line serving Norwich, Cambridge, Stansted Airport, Ely and Peterborough can be reached in 11 minutes at Brandon. Historic Downham Market with its independent shops and weekend markets is a short drive away, Bury St Edmund's about 25 minutes, while Thetford and Ely can also both be reached within half an hour.

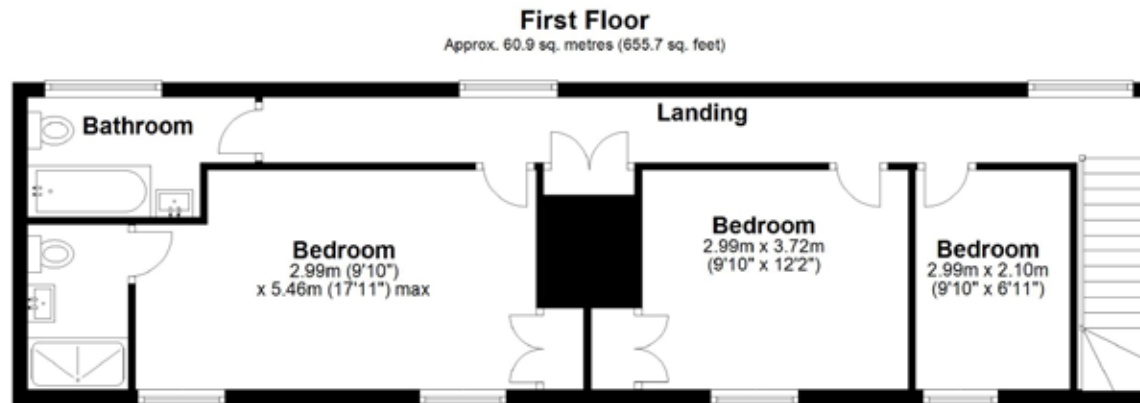
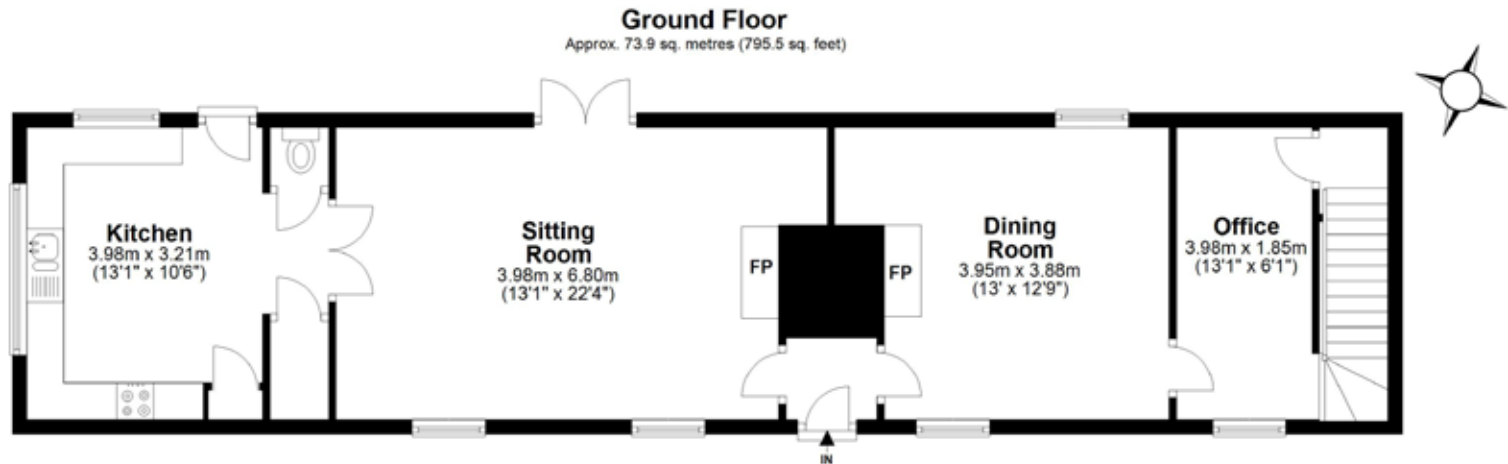
Agents Notes

Tenure: Freehold

Local Authority: King's Lynn and West Norfolk Borough Council – Band D

Services: Mains Electricity, Water & Drainage
 . Heating – Main House, Oil Fired Central Heating
 Barn – Electric Heating.

What 3 Words Location: Every 3-metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property - highbrow. forms.blissful



Total area: approx. 134.8 sq. metres (1451.2 sq. feet)

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