



The Willows
Lady Lane | Hainford | Norfolk | NR10 3LU

BACK IN THE SADDLE



“This much-loved family home has been in the same ownership for many years and has proved to be a very happy place indeed. With equestrian facilities, a spacious, modernised property, a private garden and spectacular views, there’s a lot on offer here and it’s all very flexible too. Close to Norwich and well placed for access to the coast and the Broads, with bridle paths aplenty, the location has enormous appeal.”



KEY FEATURES

- A Detached Bungalow situated in 1.18 acres with Equestrian Facilities in the Village of Hainford
- Three Bedrooms; Family Bathroom and En-Suite Shower Room
- Kitchen/Dining Room with Pantry and Separate Utility Room
- Sitting Room and Conservatory
- Gardens, Paddocks and Stables
- Single Garage and Plenty of Parking
- The Accommodation extends to 1,310sq.ft
- Energy Rating: D

Set well back from the road, with a sweeping driveway and paddocks to the front, it's easy to see why the owner of this versatile property was drawn here many years ago. The family have had a number of horses here, and the house has grown with them too. The result is a place that's perfect for equestrians, or to have alpacas or goats if you prefer, and to live a wonderful country lifestyle whilst being set very close to Norwich.

Very Versatile

The owners came here almost 30 years ago, looking for a place where they could keep a horse without having to travel, as well as somewhere close to work and with plenty of bridle paths on the doorstep. Over the years, they've had ponies for their children, as well as dogs and cats. It feels lovely and secure here because you look out over the land from the sitting room and two of the bedrooms, so you can keep an eye on your horses without even leaving the house. You also have vehicular access from two sides of the plot. There are beautiful field views to the west and you'll see some spectacular sunsets, while the rear garden is tucked away, securely fenced and wonderfully private.

A Superb Setting

Beyond the property you have a popular pub in the village and another in neighbouring Frettenham, as well as a village hall that hosts fitness classes and clubs. You're a couple of minutes from the A140 for travel into Norwich or up to Cromer and Aylsham, while the Norfolk Broads are also within easy reach, so it's a great location for everything. The Broadland Northway has proved to be a real benefit too, as it means you can get around the city easily if you're travelling out of the area.





KEY FEATURES

Sunny And Sociable

Raising three children here, the owners can confirm that the house is full of happy memories, including birthdays, Christmases, summer barbecues, a pool on the lawn in summer and so much more. The owners have altered and extended the property in recent years to create a lovely kitchen diner that now forms the heart of their home and is the place where they tend to gather as a family. This leads to a useful utility to one side and to a lovely conservatory to the other, so you can spread out and enjoy the views over the garden. There's a walk-in pantry too, which is very handy. The main sitting room looks over the paddocks and has a double-sided log burner facing here and into the kitchen, so it's a lovely warm house too. All three bedrooms are doubles and all have built-in storage, as does the hallway, so it's a practical house. The master suite looks over the rear garden and has a shower room, with the other two bedrooms sharing the family bathroom.

















INFORMATION



On The Doorstep

Hainford is a small village, which lies approximately 8.5 miles north of the centre of Norwich. With good access via the A140 Cromer Road and the Broadland Northway Road A1270, which runs 12 miles round the north of Norwich from the A47 junction at Postwick in the east to the A1067 Fakenham Road to the west. Local amenities include a primary school, church, village hall and the Chequers Public House and Restaurant, all with the main part of the village. A much wider range of shops and amenities can be found in the market town of Aylsham and the neighbouring villages of Coltishall and Horsford.

How Far Is It To?

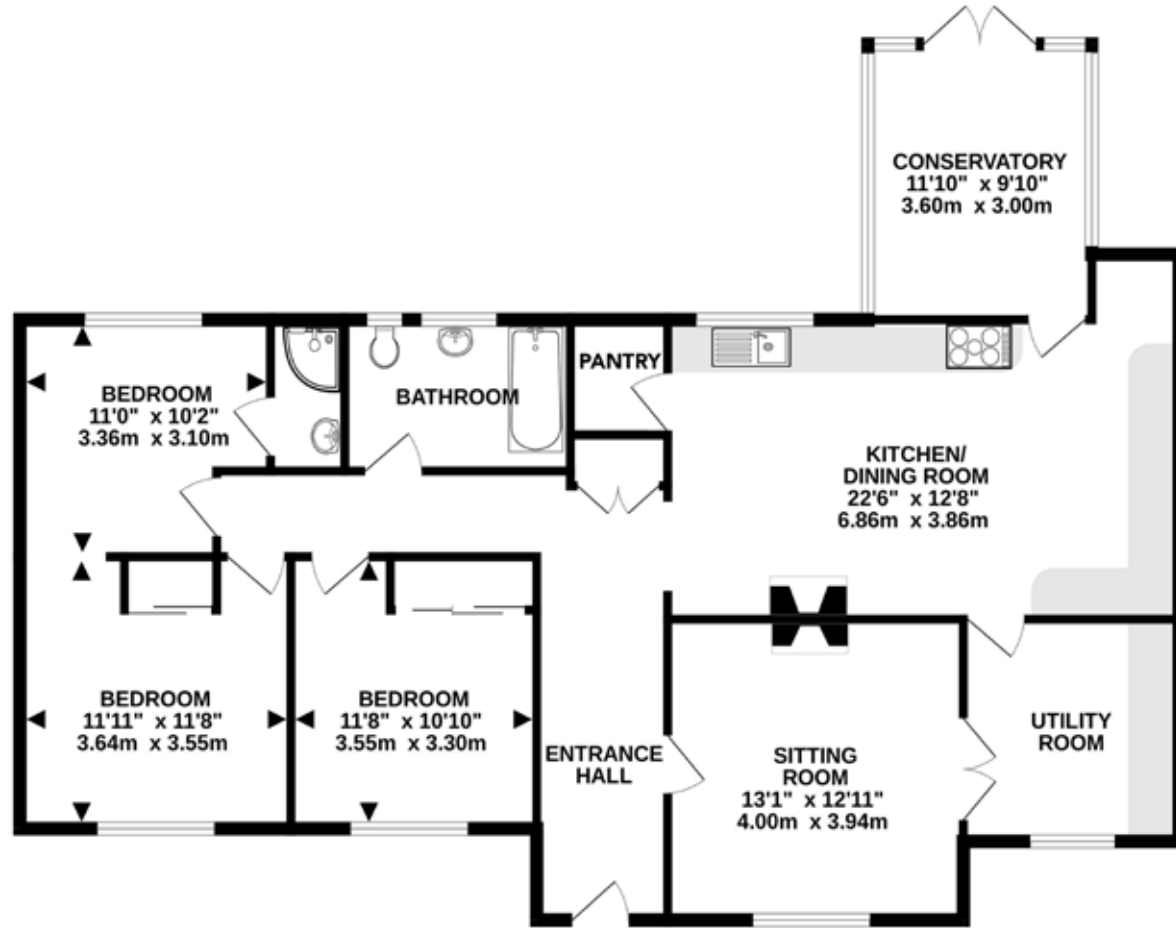
Hainford is situated within easy reach of the international airport and the main line train station with links to London Liverpool Street. The city offers all that you would expect of a county capital with a wide range of cultural and leisure facilities and a variety of good schools both in the public and private sectors. From the A11 Newmarket Road, Cambridge lies approximately 60 miles to the south-west and Newmarket 47 miles. Wroxham is less than 6 miles away and from there you can explore the wealth of The Norfolk Broads.

Directions

Leave Norwich on the A140 Cromer Road and continue past the turning for Horsham St Faiths. Take the turning on your right onto Manor Road and then left and then right onto Newton Street, heading into the village of Newton St Faith. Follow the road through the village through a series of bends and then turn right onto Lady Lane and the property will be the first house on the left hand side.

Services, District Council and Tenure

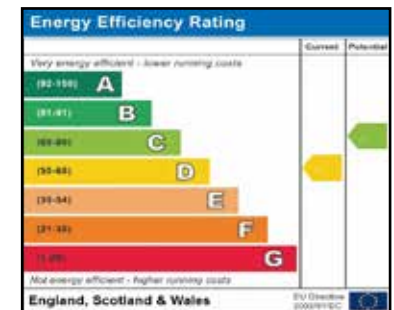
Oil Central Heating, Mains Water and Private Drainage via Septic Tank
Broadland District Council – Council Tax Band D
Freehold



TOTAL FLOOR AREA : 1310 sq.ft. (121.7 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
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