



The Ramblers
Mill Road | Winfarthing | Norfolk | IP22 2DZ

MULTI-GENERATIONAL HOME



If you're looking for a home with accommodation for several generations and you love outdoor living, look no further than this expansive ranch-style house in the centre of Winfarthing. With five bedrooms and five bathrooms in the main house and a separate one-bed-one-bath annexe, everyone can co-exist in comfort with ample space. The garden meanwhile could host a small festival with ease!



KEY FEATURES

- A Modern Detached House with Living Accommodation set over Three Floors with a Separate Annexe
- Five Bedrooms: Five Bathrooms
- The Principal Bedroom benefits from an En-Suite and Dressing Area
- Self-Contained One-Bedroom Annexe with Own Garden
- Kitchen/Dining Room with Separate Utility and Shower Room
- Lounge, Snug and Basement
- Electric Car Charging Point; Plenty of Off-Street Parking
- The Grounds extend to 2.5 acres (stms)
- The Accommodation extends to 3,384sq.ft
- Energy Rating: D

This family house, built in the early 1980s, has had a make-over so thorough by its current owners that you wouldn't know it's the same building. "Everything in the house is new!" they say. Indeed, every corner has been assiduously upgraded, inside and out, to make it into the luxurious home you see today. Set back from the road, it is approached up a wide shingle drive with a fountain-centred turning circle. Here is parking for innumerable cars.

Modern Comforts with Character

Enter through the hand-built oak porch to an entrance hall where double doors lead left and right to two living rooms. On the right, the lounge exudes a timeless English country house quality. Stout beams cross overhead and a traditional inglenook – oak lintel and a full-height brick chimney breast – contains a log-burner in the hearth. Double-aspect windows and French doors fill the room with light. On the left is a smaller sitting room, or snug, with an open fire (not currently in use but fully functional). Both rooms are fitted with practical, smart and space-enhancing wooden floorboards.

Across the hall is the recently expanded kitchen-diner, a sleek and practical room perfectly suited to modern family life. The panelled dining area accommodates a large table from where you can look out through French doors to the patio. The kitchen zone features smart navy blue full-height cabinets with eye-level ovens while the zebrawood-topped sit-up island in the centre contains the hob with its space-age vanishing extractor unit. A large roof lantern floods this working area with natural light. The owners especially like the basement just down a few stairs from the kitchen. This functions as a handy back-up, storing lesser-used kitchen equipment out of sight when not in use and keeping the kitchen free of clutter. Another set of French doors leads to the garden.





KEY FEATURES

Storage and Space

Upstairs on the middle floor are three double bedrooms and three bathrooms, two en-suite. The principal suite comprises bedroom, dressing room and spacious bathroom with pretty sea-blue metro tiles and a luxury double-ended slipper bath as well as a walk-in shower. It's a beautifully refreshing place to relax at the end of the day. Continuing up the main staircase brings you to an attic bedroom with a gable-end window and well-designed open shelves built into the eaves, maximising the space. A shower room and a "den" are also on this floor. Another staircase on the middle floor takes you to a separate attic bedroom, again with handy under-eaves shelves built into the pitch of the roof. What teenager wouldn't love their own staircase leading to such a private space?

The Annexe

The compact annexe adjoining makes excellent use of space and offers a sitting room, a fully equipped kitchen, a bedroom and an en-suite shower room all on one level. Dual-zone heating operated from a single boiler enables different temperatures in each residence. The annexe has been an accommodating home to an elderly parent who has greatly appreciated having their own separate patio and garden. It's a unit which combines proximity with privacy - a delicate balance successfully achieved here.

The Outside

The owners love their vast garden which has seen its share of big celebrations with marquees and inflatables barely making a dent on the space. The approximately two and a half acres are divided roughly into three areas. A vast patio extends back from the house, at its side a wooden deck with a jacuzzi (to stay with the property). With sunshine all day long, it's a lovely spot for everything from morning coffee to an evening aperitif. From here you can look across a huge lawn (mower included), recently levelled, where the owners have enjoyed golf and rounders. Further down, at the end of the garden, is the large orchard which provides apples, pears, figs, cherries, plums and quince. Woodland is all around, providing all the fuel for the log-burner (the log-splitter will stay with the property). The owners have appreciated the tranquillity here, as does passing wildlife, which is afforded by miles of open country all around. They say they will miss hosting social events here and have enjoyed many large family gatherings in this beautiful spot.











Chris and Brenda
WEDDING SONG

















INFORMATION



On The Doorstep

A quiet and peaceful village, Winfarthing is home to a thriving pub which hosts live music, car rallies and quiz nights. There is also a village hall, a primary school and a church. The busy market town of Diss is just a five-minute drive with supermarkets, boutique shops and The Corn Hall arts centre. From here are fast and regular rail connections to London, Norwich and Cambridge. By road Attleborough, Wymondham and Norwich can all be reached in half an hour or less and Bury St Edmund's in 45 minutes.

How Far Is It To

The beautiful vibrant cathedral city of Norwich is approximately 18 miles to the north on the A140. Norwich has two shopping centres to include Chantry Place and Castle Quarter, cultural and leisure facilities, restaurants and cafes. It also has direct rail links to London amongst other destinations and an International Airport.

Directions

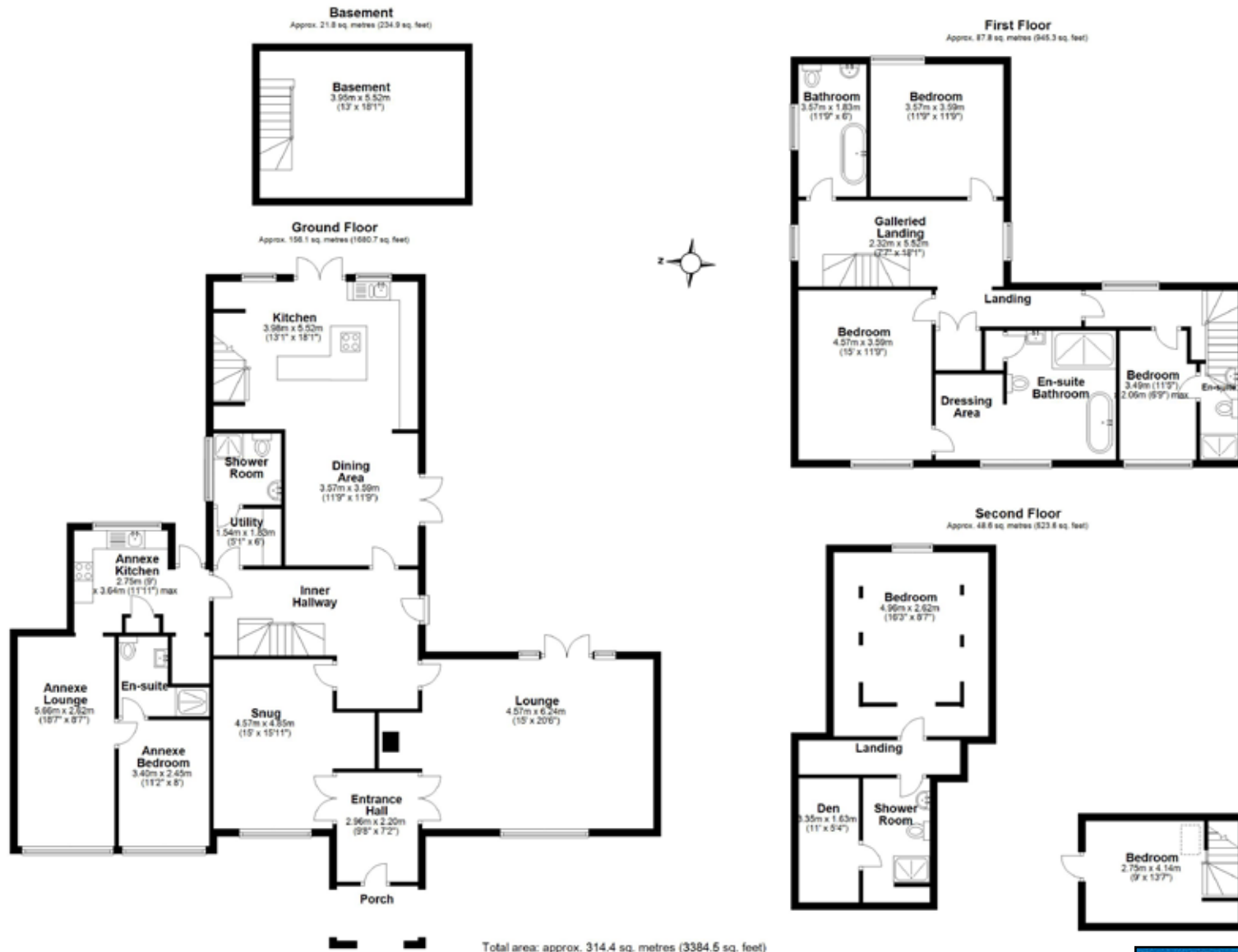
Head north from Diss on Shelfanger Road towards Winfarthing. The house is on your right just before Winfarthing primary school.

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 - tastes.churn.complies

Services, District Council and Tenure

Oil Central Heating, Mains Electricity, Water & Drainage
South Norfolk District Council – Council Tax Band F
Freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(54-68)	D		
(35-53)	E		
(21-34)	F		
(1-20)	G		
Not energy efficient - higher running costs			

England, Scotland & Wales

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