



The Old Coach House  
Clintergate Road | Redenhall | Norfolk | P20 9PG

# GLORIOUS COUNTRY LIVING



This dreamy location, deep in the glorious Norfolk countryside takes some beating. It's matched, however, by the top-notch conversion of these former estate buildings. What were once a coach house and a barn have been combined into this luxury, single storey four-bed-three-bath home. Their perpendicular positions affording a stunning, and recently landscaped, enclosed garden.



# KEY FEATURES

- A Stunning Single Storey Converted Coach House situated in the Village of Redenhall
- Four Bedrooms and Three Bath/Shower Rooms
- Kitchen/Dining Room; Sitting Room
- Enclosed Garden with Patio Areas
- Garage and Shingle Driveway providing Parking
- The Property sits in a Quiet Rural Location with Field Views
- The Accommodation extends to 1,699sq.ft
- Energy Rating: D

Off a quiet country road is this small enclave of recent conversions, once the agricultural buildings of the adjacent farm. Two single-storey buildings, a combination of brick and black board, form two sides of a square in this private compound with a sunny sheltered garden at its centre.

## Character Aplenty

Access to the house is via the central courtyard – increasing the sense of privacy and seclusion – into an entrance hall between the kitchen and living room. The latter, says the owner, “took my breath away when I first saw it”. It’s immediately obvious why. Appearing to stretch away in all directions, this room is almost 375 square foot in size with a lofty vaulted ceiling, its structural elements – rafters and an impressive central tie beam – now exposed to great effect. Cream carpet reflects light entering from double aspect windows and French doors to the garden. Echoes of the building’s past can be felt in the quantities of natural wood and exposed brick used in the finish – the mark of a sensitive conversion. Indeed, quality is the watchword here, to be seen in such details as the windows – solid wood, not composite or uPVC. At one end of this stupendous space a brick chimney rises floor to ceiling, in its hearth a cosy stove much loved by the owner. Its secret? Gas. “It looks so real but with none of the mess!”, she says.

## Plenty Of Space

Across the hallway is the large kitchen, again vaulted with exposed rafters and an intriguing mezzanine loft space at one end – perfect for a lighting installation or displaying a piece of art. The size of the room, refitted just two years ago, is such that wall units are not needed; instead, a long stretch of countertops provides plenty of prep space while the Rangemaster stove (induction hob, electric ovens) will do all you ask. The result - a spacious square room with a sense of calm where preparing meals will be infinitely more pleasure, and much less chore.





# KEY FEATURES

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## Peace And Quiet

The arrangement of the buildings, joined in one corner, creates an ideal natural separation between living and sleeping areas. Over in the other “wing” are four bedrooms – three doubles, one single – the two largest with en-suite bathrooms. If baths are your thing, check out the luxurious kidney-shaped tub in the master bedroom or the invigorating spa-bath in the other en-suite. A shower room serves the two other bedrooms.

## The Outside

The garden, all fenced and completely dog-proof, was landscaped a few years ago. Prettily planted borders surround a green area of practical and zero-maintenance AstroTurf, while two seating areas are positioned in opposite corners. Largely west facing this pretty spot gets plenty of sunshine. Across the quiet track to the front is an additional patch of land at least as large as the enclosed garden. Surrounded by trees and with a natural pond, this bonus garden is perfect for picnics, kick-abouts or just extra parking. Off street parking for several cars is on a drive at the end of which is a deep single garage.





**HOUSE RULES**  
Everyone must follow these rules  
1. NO DRINKING  
2. NO SMOKING  
3. NO LOUING  
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# INFORMATION

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## On The Doorstep

Country walks can be enjoyed direct from the doorstep, yet for all this rural idyll, Alburgh (the 'l' is silent) is just a few minutes away by car where can be found a farm shop, a vibrant village hall with a playground and a primary school. A little further afield, the busy market town of Harleston offers supermarkets and specialty shops as well as a market which has operated every Wednesday since 1259! Diss, with fast and frequent rail connections on the London to Norwich mainline, can be reached in 25 minutes, putting you in manageable commuting distance.

## How Far Is It To

Redenhall lies approximately 11 miles north east of Diss, where you can head out to the Corn Hall for a film or show, walk to one of the many cafes, bars and restaurants, or go for a walk around the mere. There are regular, direct train services into London in 90 minutes. The beautiful vibrant cathedral city of Norwich is 21 miles north and 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

From Diss head east on the A143. At the first roundabout take the first left on to the Needham Road and then the immediate left on to Starston Lane. Follow this road all the way through Starston until you take a right on to Clintergate Road. the house is on your left about a minute up the road.

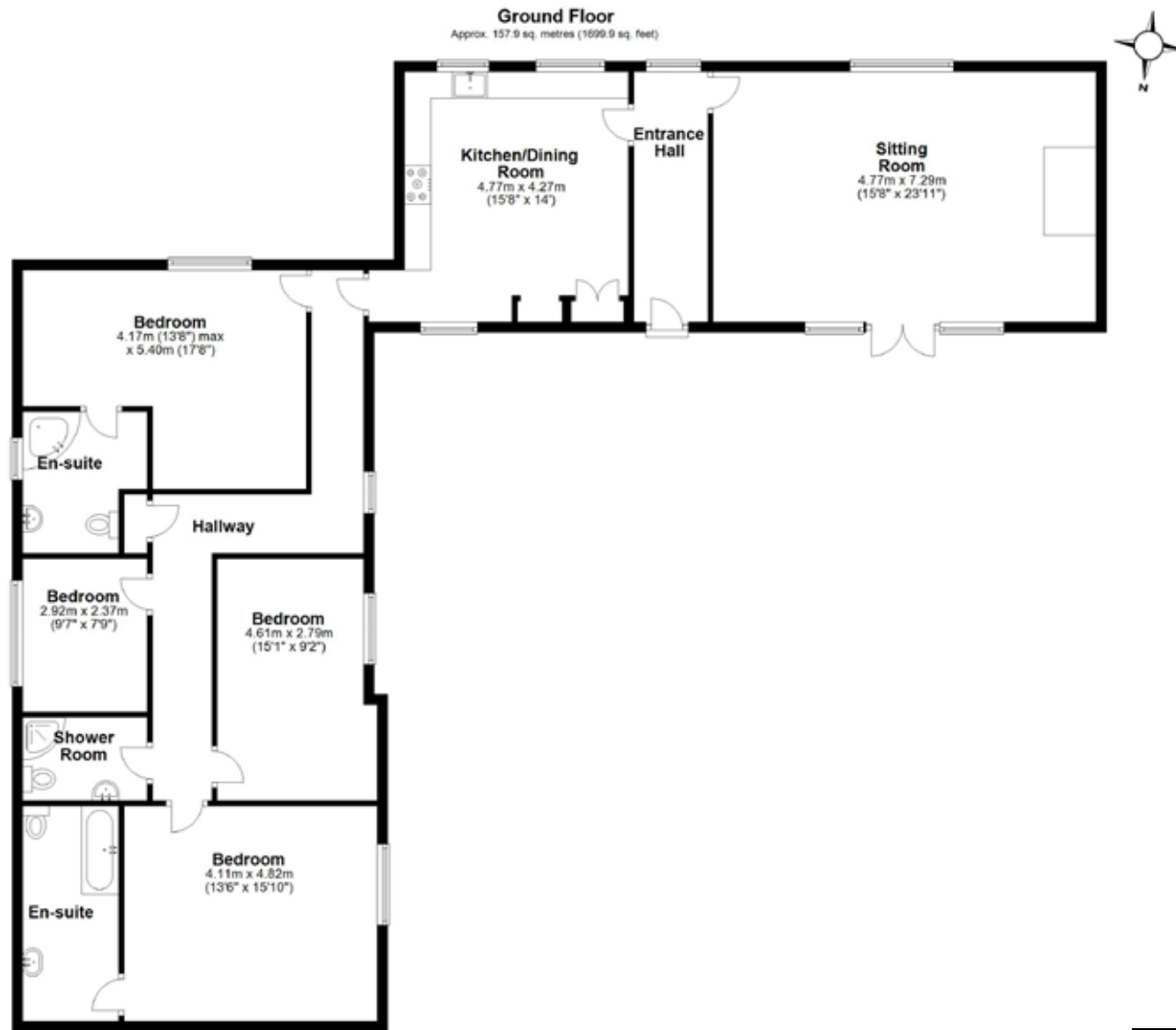
## What 3 Words Location

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 - [intelligible.trickleslicer](https://intelligible.trickleslicer.com)

## Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via Septic Tank  
South Norfolk District Council – Council Tax Band E  
Freehold

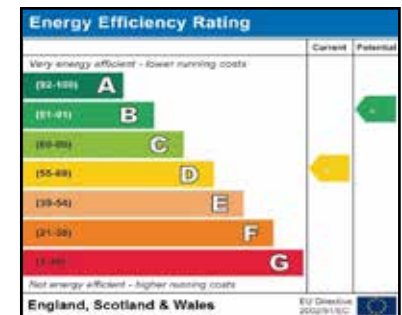




Total area: approx. 157.9 sq. metres (1699.9 sq. feet)

Expertly Prepared By david-moatimer.com - Not To Scale - For Identification Purposes Only  
Plan produced using PlanUp.

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. Printed





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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.

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THE FINE & COUNTRY  
FOUNDATION

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