



**EH**  
EXQUISITE  
HOME

## MAGNIFICENT GROUNDS

The village of Burgh Castle lies four and a half miles west of Great Yarmouth within the peaceful surroundings of the Norfolk Broads National Park. There has been a settlement on the site since Bronze Age times and the village is the site of a Roman fortification dating back to the third century. Due to its important coastal location, it was probably built to guard against incursions from the marauding Anglo Saxons. These days, it is more likely to play host to tourists looking for a relaxing break on the coast or on a boat on the Broads. Grade II\* listed St Peter and St Paul's is one Norfolk's many round towered churches, dating back to the thirteenth century. Standing in seven and a half acres, just three miles from the beach and less than a quarter of a mile from the Broads is this stunning detached family home built in 1988 on the highest land in the whole of the village, giving it amazing views.

The present owner bought it in 2000, as its two bedroomed annexe was ideal for his mother and the exceptionally spacious and versatile accommodation and large garden were perfect for his three young children. The vision of multi-generational living was fully realised once a huge amount of work had been done to the house. It was entirely redecorated and carpeted, a conservatory built on the side and new bathrooms put in to transform it into the welcoming home it is today. Part of the land was turned into a fruitful allotment. The house is approached via a gravelled carriage drive which has enough room for plenty of parking. A mature magnolia tree and fuchsias give colour and fragrance and a well-established wisteria scrambles up the front of the house. To the left is a wooden summerhouse which houses the hot tub. The front lawn and seating area for the self-contained annexe can also be found here.





## *Spacious, flexible living...*

The front door opens into the entrance hallway and to the left is the main sitting room with its brick fireplace open gas fire. Cosy and welcoming and with natural light pouring in through its bay window, it is ideal as a family room and over the years, with three generations living here, the reception rooms have been used in a variety of different ways. The spacious dining room opens off the hallway. With its tiled floor, brick-built bar and a pair of double doors leading into the conservatory, its walls are simply soaked in happy memories. Over the years, the owner has hosted many family Christmases plus other social occasions, seating up to twenty people in this room. The conservatory is simply flooded with light and has the most delightful views out over the garden. It serves as an extra reception room and is much used by the owners who particularly enjoy watching the sunsets from its west-facing aspect.

The farmhouse style kitchen opens off the back of the hallway. With its solid pine cabinets, integrated dishwasher, large Rangemaster with double electric oven, ceramic electric hob and extractor hood, generous storage and preparation areas and double doors leading into the garden, it is a real cook's kitchen and has been used every day for family meals and parties alike. There is enough room for a table and chairs and it benefits from the utility room next door with a second sink and the large pantry. There is also a cloakroom. To the right of the hall is the cosy snug with an open fire. Delightfully welcoming, it is much used in the winter. Next door is the study. The owners have added a door to the outside and it may be possible, with the correct planning permission in place, to convert this into a second annexe.

The staircase leads up to the exceptionally large landing which is used as an extra room. The owners' children used to use it as a gaming and play area and it is perfect as a playroom or teenage hangout. The principal bedroom benefits from a walk in wardrobe and a large four piece en suite bathroom with a bath, his and hers basins and a walk in shower. There are four further bedrooms on this floor, ideal for any family configuration. Two of the bedrooms have extra storage space running along beside them, with hanging rails for clothes and space to stow shoes. The three piece family bathroom has a bath and his and hers sinks. The owners boarded out the loft to add a second floor to this already generous house. There is a bedroom with two skylights, a large dressing room and a spacious office, ideal for anyone who works from home.

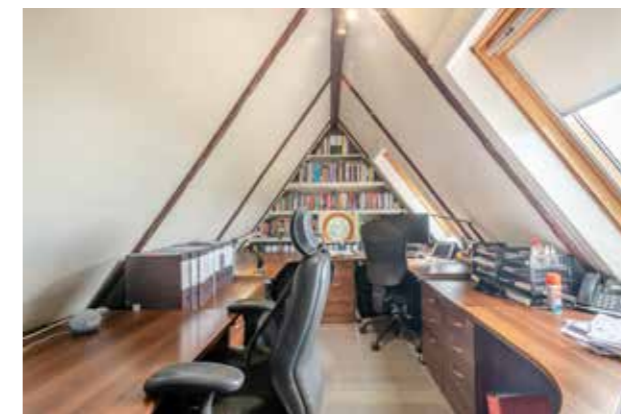






*“The conservatory serves as an extra reception room and is much used by the owners who particularly enjoy watching the sunsets from its west-facing aspect...”*







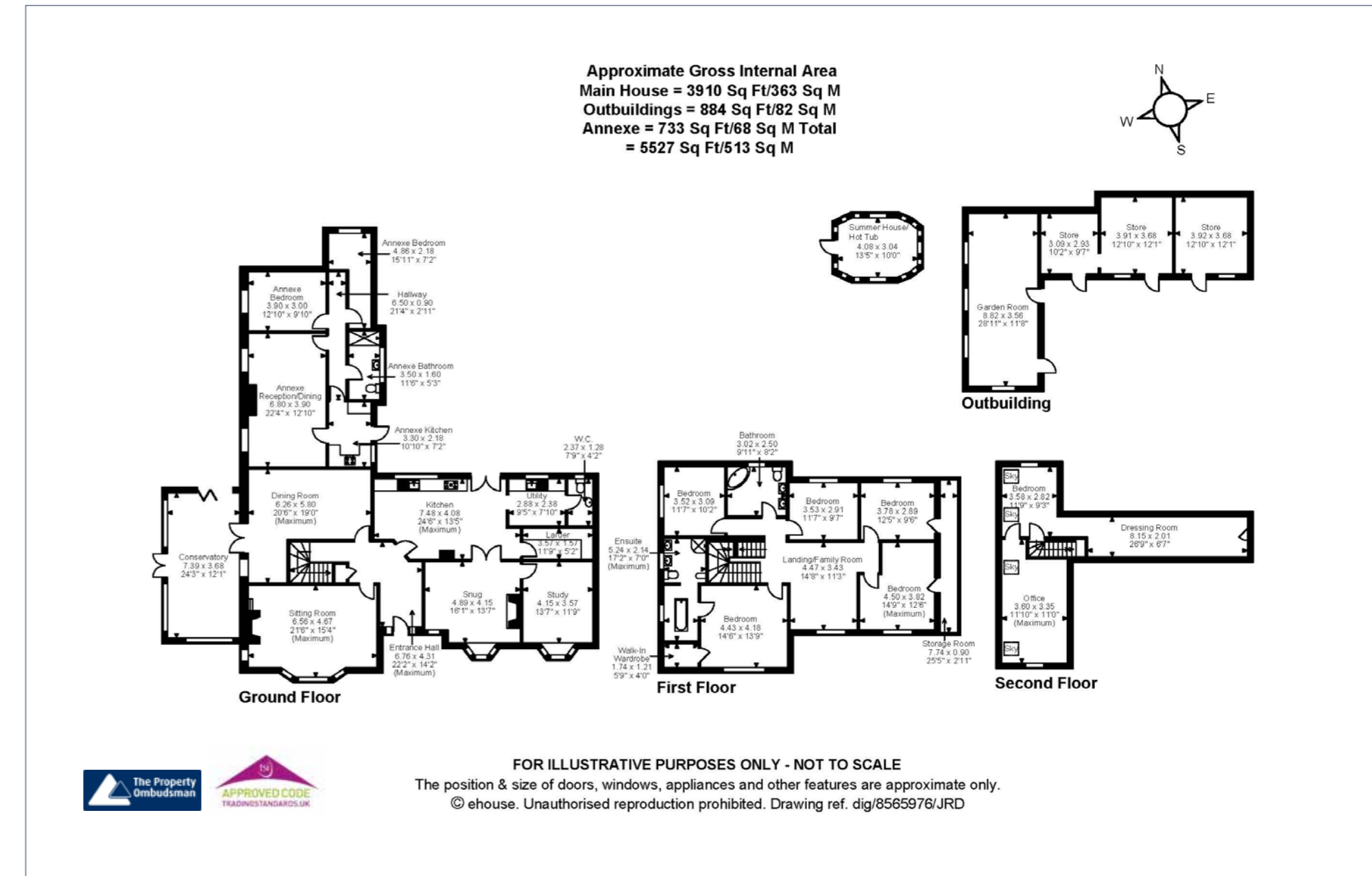




# LOCATION

The two-bedroomed self-contained annexe offers the perfect accommodation for a family member, or, if desired and with the correct planning permission in place, could be a very successful holiday let or Airbnb. With its proximity to the coast and the Broads, plus the paddocks next to the lawn and the space for horseboxes, the owners have let out this space to a number of horse-owning families. It could easily provide a very useful income stream. With its generous reception room with log burner, kitchen, two bedrooms and three piece bathroom with bath, plus pretty lawn and sitting area, it is a charming space.

There are several paddocks beyond the lawn which the owners currently let out for grazing. This is a potential third source of income. The lovely garden is mainly laid to lawn, with some gravelled surfaces. The former stables are used as a home gym, workshop and useful outside storage. There is a monkey puzzle, willows, conifers, an oak, lupin trees, apples and pears, plus the potential to renovate the large vegetable patch. There is also a greenhouse. A Tesco's Extra is a mile away and a larger Morrison's two miles away, while the retail park is just a five minute drive. Nearby Great Yarmouth has schools, shops, pubs, cafes and leisure facilities. The southeastern tip of Norfolk is a beautiful part of the county. With the Norfolk Broads National Park, the River Waveney and the Mid-Yare National Nature Reserve found here, it is a place of stunning scenery with the salt tang of the sea never far away. The miles of peaceful Broads run through this part of the county, a mecca for tourists for many years. The cathedral city of Norwich, with its medieval cathedral, ruined walls and medieval buildings and streets has been voted "the happiest city in which to work in the UK" as well as one of the "best places to live in the UK" three years running. South Norfolk is known for its round towered churches, thatched cottages and winding country lanes. There are fifty-one conservation areas protecting the ancient woodlands and historic buildings of the region, ensuring that it stays green and pleasant. Regular trains run to London Liverpool Street, making this largely undiscovered region ideal for those who need to commute. The nearest station is Yarmouth, and it is 30 mins to Norwich from there and then 90 mins from Norwich, so approx. two hours in all by train to London. The A47 runs south, joining up with the A12 and the A143 heads inland towards Bungay.



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only 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 must not be inferred that any item shown is included with the property. 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 and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.

An aerial photograph of a large, well-maintained estate. The central focus is a large, light-colored main house with a prominent chimney and a covered porch. Surrounding the house are several outbuildings, including a barn and smaller structures. The estate is set on a large, green field with a dirt driveway leading to the main house. In the background, there are more fields, trees, and a distant town or village under a clear blue sky.

# EH

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## EXQUISITE HOME

At Exquisite Home, we offer a refreshing approach to selling or letting exclusive homes, combining individual flair and attention with the local expertise of independent estate agents to create a strong international network, with powerful marketing capabilities. We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. Exclusive properties also require a tailored approach to marketing. Our bespoke service adopts a lifestyle approach to the promotion of your property, combined with an efficient sales process and outstanding customer service. The widespread exposure of prime residential properties is crucial.

The more prestigious a property, the smaller the number of potential buyers. Buyers of exclusive properties are generally not constrained by such influences as specific location, proximity to public transportation or local amenities. In today's market, the mobility of buyers is also greater than ever and they could come from, quite literally, anywhere- through local and regional marketing, national newspapers and magazines or; increasingly, internationally using interactive technologies, with this in mind, we have created a marketing strategy to target a suitable geo-demographic profile of potential buyers around the world.

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