



EH

EXQUISITE
HOME

THE BEAUTIFUL BROADS

Mention Norfolk and the Broads immediately come to mind, a hundred and twenty miles or so of navigable waterways set in stunning open countryside, originally flooded medieval peat excavations. Thousands of visitors flock to them every year, drawn by the prospect of gliding peacefully along in a boat and enjoying the beautiful scenery, reed and sedge beds and wildlife. This part of the county also has a stunning coastline and inland, the historic cathedral city of Norwich. Transport links here are good with the A143 running south to Diss, the A140 heading south to Ipswich, the A11 running directly to London and the A47/A17 connecting the region to the A1 and the North.





The village of Ludham is fourteen and a half miles northeast of Norwich at the end of a dyke which leads to Womack Water. It is part of the Broads National Park, surrounded by breathtakingly beautiful countryside. For a relatively small community, it is well served with amenities with a primary school, pub, doctor's surgery and pharmacy, excellent artisan butcher, local shop, village hall and garage. There is a Tesco in nearby Stalham as well as a good mix of independents on the high street. The local high school can also be found here. Regular trains run into London from nearby Wroxham station. Standing well back from the road and with a magnificent lawn, hedge and carriage drive to the front is this stunning late Art Deco detached house built in 1937. It was constructed by a local farmer who built it to last and it retains a number of its original features including the stained glass above the front door and some bull nosed plastering. The present owners bought it in 2011, charmed by its large 1.38 acre plot, lovely garden and the excellent walks and footpaths all around. Since moving in, they have extended it and completely reconfigured and redecorated it throughout. The result is remarkable – a beautiful Art Deco house which has retained all its charm while uniting practicality and versatility in an immaculate interior. The extension to the right of the house includes a fully insulated triple garage which has been constructed in such a way that, if desired and with the correct planning permission in place, could easily be turned into an annexe or Airbnb. The front door, approached up a flight of shallow stone steps, leads into the entrance hallway floored in large format porcelain tiles. Natural light pours in through the two large windows and the staircase curves invitingly up to the first floor.

To the left is the extremely spacious triple aspect sitting room with bifolds on to the garden. The owners sourced an Art Deco fireplace in Turkish marble which makes a wonderful focal point. The floorboards are original and have been stripped and oiled to restore them to their former glory. Sunlight streams in through the bay window and this is an absolutely charming space. A pair of double doors open into the conservatory which is well ventilated and which has an ultraviolet film on the glass to reduce glare. With unparalleled views of the garden, it is a wonderful place to sit and read a book or enjoy a coffee. To the right of the hall is the useful study with its wooden floor and spacious proportions. It opens into the quadruple aspect TV room which is the original garage. The owners spend most of their time in here or in the kitchen and it is a wonderfully versatile space.



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“The kitchen has been meticulously planned out with an eye to detail, practicality and good design ...”



Beautifully Appointed

The sleek, contemporary kitchen has been meticulously planned out with an eye to detail, practicality and good design. Floored with porcelain tiles, half of the cabinets are soft grey and the other half dark grey with double thickness quartz worktops. The curved oval island has a sink, boiling water tap and integrated Rangemaster electric oven with gas hob and extractor hood. There is an integrated multi-purpose microwave and oven, integrated dishwasher and double sink, as well as plenty of pull out drawers and pull out larder cupboards. The owners have enjoyed many happy Christmases and family occasions in their house which is the perfect space for socialising. The bifolds bring the outside in and the large dining space flows naturally into the kitchen. A small lobby off the kitchen has a utility room with sink and plumbing for a washing machine and a second dishwasher, plus a shower room and the stairs to the room over the garage. There is also a separate toilet for the gardener.





Light and Space

The main staircase rises up to the landing which retains the original nineteen thirties solid wood banisters. The principal suite is composed of a very large dual aspect bedroom with a generous bay window and built in wardrobes. It has a dressing room and a sleek and contemporary en suite four piece bathroom with a freestanding bath with floor mounted taps, a spacious walk in shower, his and hers counter top basins with LED lit mirrors above and attractive porcelain tiles with a pebble effect finish on the walls. These are found in all the bathrooms in the house. The second bedroom also has built in wardrobes and a four piece en suite bathroom with a walk in shower and bath with shower over. The dual aspect third bedroom also has an en suite shower room. The office is flooded with sunlight, having been converted from the original outside balcony into a useful office space. It has built in bookcases at one end and is the perfect space for working, writing, reading or daydreaming. The staircase continues up to the second floor where there are two double bedrooms with built in storage, both with sinks. They share a three piece shower room. This would be ideal guest accommodation or would make the perfect teenage hangout. There is also some extra storage in the eaves. A flight of stairs from the small lobby on the ground floor leads to the large office/games room above the garage. This is a versatile space with plenty of potential. It also benefits from a cloakroom.







A Garden of Delights

LOCATION

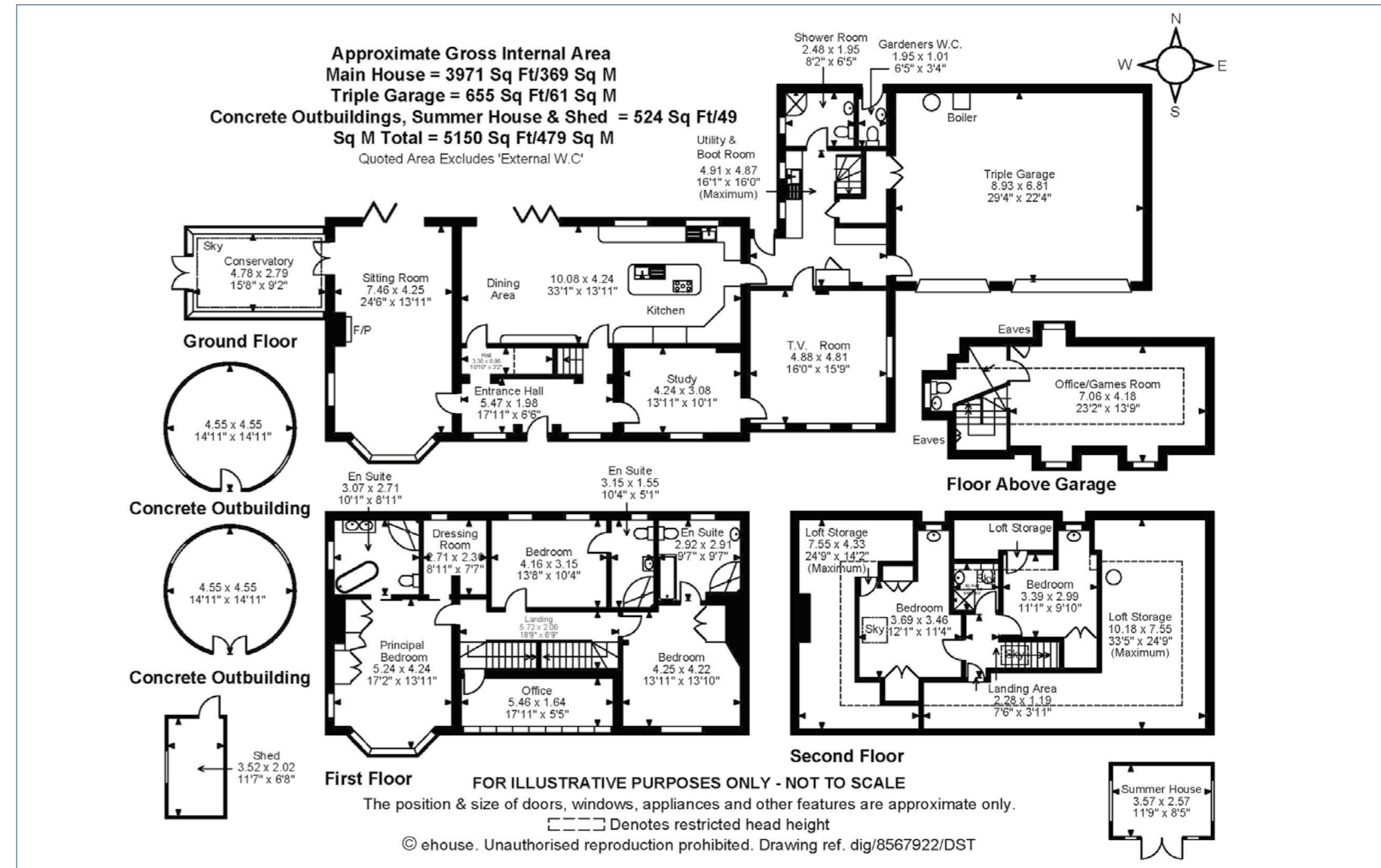
The property sits on a plot of 1.38 acres and the large gardens have been planted up intelligently with an eye to colour, texture and shade. There is a terrace to the rear of the house with the rest of the garden being laid to lawn. It is dotted with magnificent mature trees including a walnut, a huge magnolia, two damsons, cedars, a number of conifers, oaks, maple, laurel and sweet chestnuts plus a small orchard with two apple trees, a pear tree and a plum tree. The rest of the planting concentrates on perennials and shrubs, making this an absolutely charming garden full of delightful vistas, scents and colours. There are three useful sheds for storage and a pretty summer house with double doors which is much used in the summer months. The farmer who built the house brought two small agricultural buildings from his farm and put them in the garden for extra storage, which is extremely useful.

Standing in beautifully kept grounds with plenty of off road parking, in a wonderful location, this stunning house has four reception rooms, five bathrooms and five bedrooms. If required, there is some potential to reconfigure into an annexe subject to the necessary permissions. With a total of 5150 square feet of space, it is a simply magnificent house which must be seen to be believed.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		B3
(69-80)	C		
(55-68)	D	B3	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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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