



'Superbly Renovated Period Property'
Merton, Norfolk | IP25 6QL

WELCOME



Beautifully renovated 17th century property with two generous ground floor bedrooms and four first floor bedrooms, three bathrooms, a bespoke kitchen and a triple bay cart lodge with useful room above. This wonderful rural house has been renovated with the utmost attention to detail and combines character features with modern luxury touches to create a superb family home.







- Wonderful Rural Property - Not Listed
- Superbly Renovated and Extended
- Set Well Back from The Road
- Spacious Accommodation Throughout
- Excellent Hand Built Bespoke Kitchen Diner
- Generous Reception Rooms
- Six Generous Ground Floor and First Floor Bedrooms
- Three Beautifully Fitted Bathrooms
- Around 0.37 Of an Acre (stms)
- Triple Bay Cart Lodge with Useful Room Above - Ideal Home Office/Gym/Home Cinema/Annexe

Stunning Renovation This stunning 17th century property has been extensively renovated, with no detail overlooked in the creation of this wonderful family home. The property was originally connected to the nearby Merton Estate and has been completely renovated and rebuilt with the installation of many new features such as a new boiler, pressurised water system, water softener, ground floor underfloor heating, new electrics and plumbing. There have also been some stunning cosmetic improvements, such as new Oak doors throughout, a fabulous handmade kitchen and new bathroom suites.

Both ends of the property have been extended using reclaimed bricks and tiles to ensure a cohesive look with the rest of the house. The property is set well back from the road along its own private driveway in a beautiful, private rural setting, yet it is only a short distance from the nearby market town of Watton. This property really offers the best of both worlds!

There is so much flexibility in this house with the many downstairs rooms offering a range of usage options. There are two similarly proportioned rooms on the ground floor which are currently designated as bedrooms with one of the rooms providing direct garden access. A large shower room is situated between these two rooms. "To me, this is a logical space for an annexe or possibly Air B and B, subject to permissions. You could close this area off from the rest of the house for privacy and there is direct access to the garden and the secluded patio area" explains the owner. Alternatively, these rooms offer scope for a range of uses including a study, playroom or snug.

* 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, should not be relied on without verification and do not necessarily reflect the views of the agent.















The stunning double aspect kitchen/diner at the opposite end of the property features bespoke hand-built kitchen units painted in Farrow and Ball Ivory Cream and pale oak worktops arranged to one end. The units and worktops are complemented by neutral walls, which create a beautifully bright space. Natural light streams in through two roof lights and bi-fold doors invite additional light into the space and provide access to the spacious patio. There is plumbing for an American-style fridge freezer and an integrated Bosch dishwasher has been installed.

A large utility room, (bigger than than most kitchens) has been generously appointed with soft grey cabinets which run the length of the room. Storage space is certainly not an issue in this home! There is plenty of room for your white goods in here too, as well as direct access to the garden.



There are three further reception rooms to the ground floor, all of which are generously sized. One of the rooms openly adjoins the kitchen/diner and provides access to the large patio. Given its proximity to the kitchen, this could be used as a formal dining area or a family room where you can relax and eat together at the end of a long day. It's a wonderful space that serves as the heart of the home. There are two more reception rooms of similar size, both with inglenook fireplaces and both fully prepped for the installation of a wood burning stove or fire grate. Exposed oak beams in these rooms serve as reminders of the property's history.

Moving upstairs and the first thing you notice is how bright the space is. The landing area has been fitted with a large skylight window which bathes the area in natural light. There are four newly carpeted bedrooms on this floor.

The principle bedroom has a large ensuite bathroom, complete with a freestanding bath and 'his and hers' sinks. The master bedroom is a wonderful retreat with expansive windows that frame captivating views of the garden and the picturesque countryside beyond. All bathrooms in this property (including the family bathroom on this floor) are fitted with stylish new suites.

A triple bay cart lodge provides convenient vehicle parking, while the space above has been converted into habitable living quarters. It's an ideal spot for an office, gym, cinema room or potential annexe (subject to the usual planning consents). The building has been equipped with water and electrics for added functionality.

The location of this stunning home is superb, with fantastic rural views all around. The garden faces south and receives the sun all day. With approximately half an acre (stms) of lawns, there is plenty of space to excite the keen gardener, as well as large patio areas on which to relax and enjoy your horticultural efforts.

The hamlet of Merton is only a short drive from the vibrant market town of Watton (1.9 miles) which has a range of amenities including a supermarket, shops, schools, a GP surgery and pub. The neighbouring village of Thompson has a primary school and a well-regarded 17th century thatched dining pub.

The bustling market town of Diss lies some 23 miles away and has a wide range of amenities and shops. The town also has a mainline rail link to London Liverpool Street Station (journey time from Diss to London is approximately 90 minutes).



STEP OUTSIDE

The city of Norwich (28 miles) has a major rail link with direct services to London. Norwich enjoys a range of shops, restaurants, leisure facilities and a thriving arts scene. Norwich is home to numerous museums and galleries and hosts a range of festivals and events throughout the year.

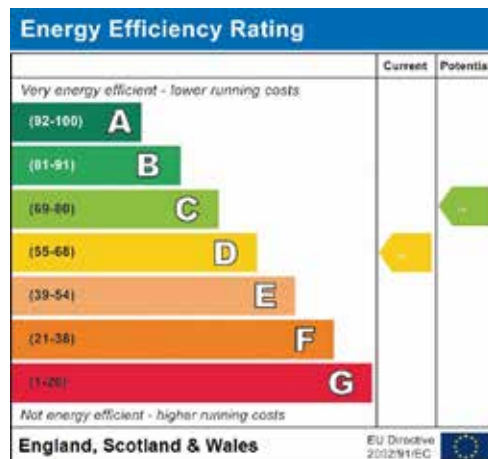
Agent Notes

Tenure: Freehold

Services: Mains Electricity & Water, Private Drainage (water treatment plant), OFCH.

Directions: On entering Merton from the north proceed down Watton Road and take a left-hand turn after the entrance to St Peter's Church which has white picket fencing. As you turn left there is a sign indicating A P Foods - drive down the driveway, do not deviate off the drive, it will take you through the site bearing right and at the rear of the site the road bears around to the left-hand side. On this bend take a right hand turn down a single file track. At the end of this track there will be a five-bar gate which opens into the grounds of the property.

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 /// seating.typically.zeal





For identification uses only and not to scale
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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. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06777456 Registered Office: Norfolk Country Properties Ltd, Blyth House, Rendham Road, Saxmundham, Suffolk, IP17 1WA





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