



'THE OLD HOUSE, AN ELEGANT HISTORIC HOME'  
Feltwell, Norfolk | IP26 4DL

# WELCOME



This early Georgian residence was home for a century and a half to the village physicians and was one of the grandest houses in the locality. The last doctor to practise here moved his surgery in the 1990s, since then this seven-bed-three-bath home has been a private residence, recently undergoing a full renovation which successfully displays the abundance of original features to brilliant effect as well as introducing some top-quality modern comforts and conveniences.







- Exquisite Period Village Home - Not Listed, Superbly Renovated Throughout
- Over 5000 sq ft of Generously Sized Accommodations
- Impeccable Taste with Quality Throughout
- Six Very Comfortable Bedrooms
- Three First Floor Bathrooms Including an Ensuite
- Excellent Annexe with Kitchen, Sitting Room, Bedroom and Shower
- Fine Drawing Room with Twin Bay Windows
- Wonderful Fitted Kitchen Breakfast Room, Boot Room and Pantry
- Great Work from Home Office
- Fabulous Walled Garden and An Array of Useful Outbuildings

It's a house of three different periods, now seamlessly blended through an extensive and sympathetic restoration project. To the original 1747 house was added a large Victorian wing and then a 1980s addition, all now unified with whitewashed brick elevations under slate and pantile roofs.

Inside, the bare bones of these elegant spaces are showcased by subtle Farrow & Ball tones, natural wood doors, original windows and the occasional area of exposed brick. And, if you're an enthusiast for original flooring – polished boards, pretty quarry tiles, real pamment – you've come to the right place. These beautifully restored pine floors enhance the already generous dimensions of these lovely spaces. All is shown to its natural advantage through a stripping back and the use of natural materials and colour.

The ground floor is informally divided into reception rooms for the main house and a separate-yet-joined annexe, making possible either a multi-generational living arrangement or excellent guest accommodation. The vast sitting room, 33 feet long, in the main part of the house is an impressive space indeed with two wide bay windows and fireplaces in sandstone at either end. If entertaining is your thing, then this is the place for it. It's currently arranged as a seating area at one end and a dining area at the other and there's more than enough room for both.

\* 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.





















Across the hall in the Victorian wing is the splendid kitchen, recently refurbished with high quality fittings – Siemens fridge and freezer, and deVOL brass taps. It's a clean space with walls in creamy Wimborne White, cabinetry in a deep French navy and terracotta pamment flooring. An extra-wide Electric Aga in cream enamel keeps the country kitchen vibe alive but, for those months when it isn't needed, the large central island (plenty of prep space) offers a high-tech induction hob and oven-microwave combination. Old and new, the best of both worlds is happily combined here. A spectacular pantry and a decidedly above average utility provide essential back up. The true joy of this space, however, is the central exposed brick chimney breast – open both sides – which informally divides the room. At one end, family and friends can relax around the woodburner while feeling connected to whatever's going on in the kitchen. Alternatively, there's room for a dining table. Either way, it's the ideal modern family living space and you're guaranteed to be spending a lot of time in here!

A small room currently used as a library leads to the annexe. Here is an L-shaped living-room and bedroom with another high-quality kitchen, similar to that in the main house, and a large and beautiful bathroom, a refreshing space tiled in pale grey.

Back in the Georgian wing of the house, a room currently in use as a home office projects into the garden at an interesting angle, the reason for which is lost in the mists of time. With windows on three sides, a fireplace and beautiful polished boards underfoot it's a lovely place to work but it might equally function as a snug or a playroom.

Also downstairs is a guest cloakroom.

From the main entrance hall, a lofty gallery-like space, stairs rise to the first floor. Here, five bright and airy bedrooms are served by two large bathrooms, each with luxury free-standing tubs as well as showers. The use of natural, original wood flooring in these rooms – unusual for a first floor – is what sets this house apart. It's elegant, clean, fresh.

Over the Georgian wing a second floor sits under the pitch of the roof, a single 34-foot-long room with structural beams exposed. Lit by two dormer windows, this is an ideal work-from-home space, though would equally make a popular teen hangout.

The garden was fully landscaped by a garden designer a couple of years ago and now features stunning borders, wildlife meadows and an orchard. "It's been such a joy", says the owner and you can see why. At approximately two thirds of an acre (stms) and largely enclosed, there's plenty of space here for the thousands of bee- and pollinator-friendly plants which make the garden a wildlife haven. A brick barbecue is adjacent to a large seating area which is partly roofed and perfect for entertaining. There is also a charming chalet-style summer house.

A large L-shaped stable block provides abundant storage and might be developed, subject to local planning laws.

To the front is a wide area with plenty of off-street parking.



# STEP OUTSIDE

Feltwell is a thriving village with a surgery, a popular pub (featured recently on BBC Radio 4), two take-away restaurants, two small supermarkets and a post office. The local primary school was recent awarded “good” status by Ofsted. There are plenty wildlife and walking destinations locally – Weeting Heath National Nature Reserve, Thetford Forest and RSPB Lakenheath Fen being the nearest.

The village is well placed for commuting to several towns and cities – Cambridge, Norwich and London. The Breckland Line serving Norwich, Cambridge, Stansted Airport, Ely and Peterborough can be reached in 11 minutes at Brandon. Historic Downham Market with its independent shops and weekend markets is a short drive away, Bury St Edmund’s about 25 minutes, while Thetford and Ely can also both be reached within half an hour.

Agents Notes

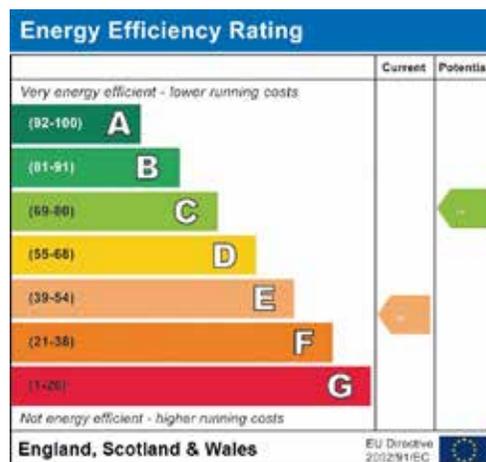
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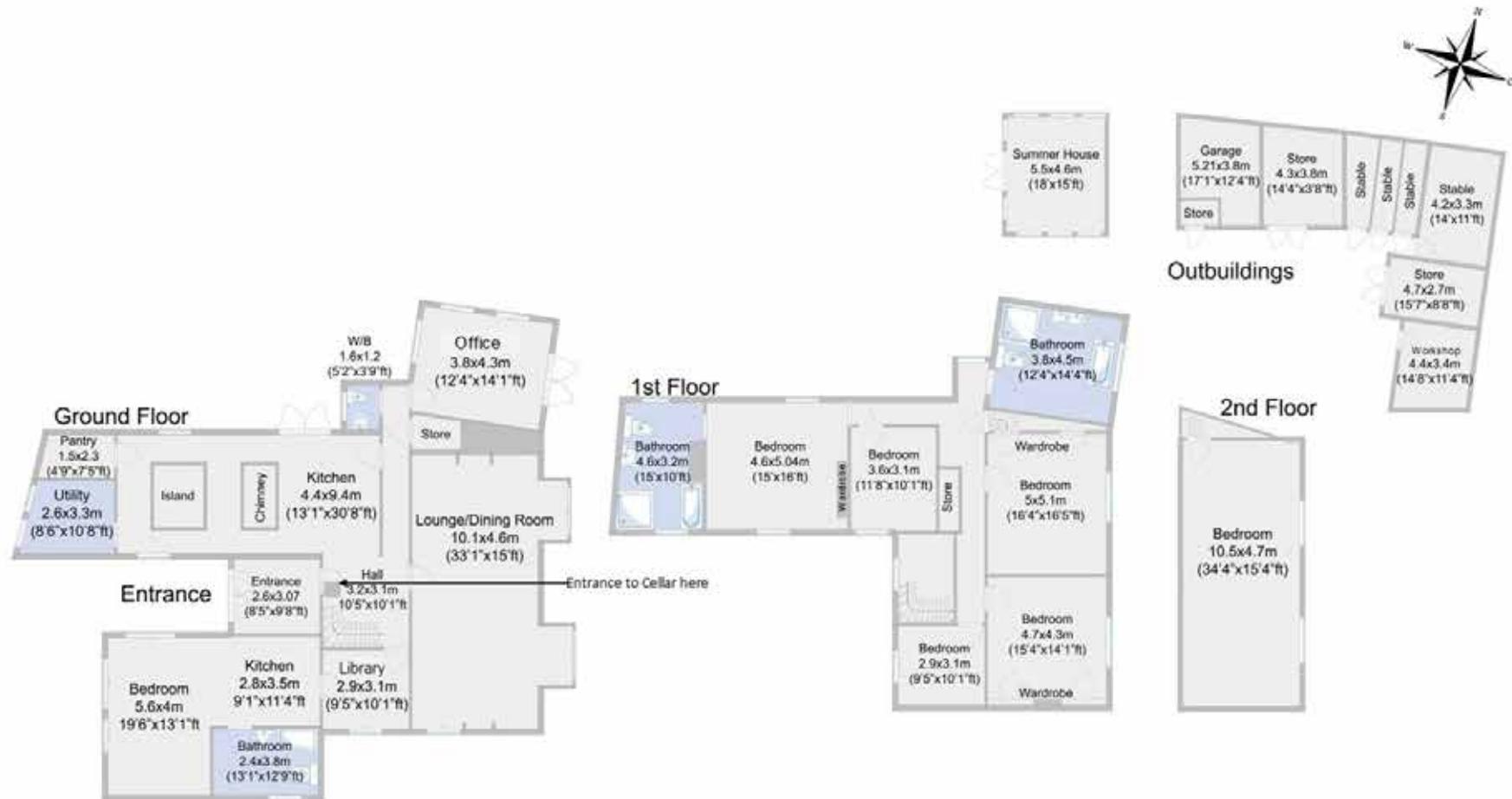
Local Authority: King’s Lynn and West Norfolk Borough Council – Band G

Services: Mains Electricity, Water & Drainage, OFCH.

Directions: On entering the village of Feltwell, The Old House is found on the right-hand side

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 [///stow.gladiator.calculate](http://stow.gladiator.calculate)





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