



'Stunning Thatched Modern Home'
Merton, Norfolk | IP25 6QS

WELCOME



Sensational thatched property, located in a private, secluded position. This substantial home is less than 20 years old and offers four large bedrooms, two ensuites and two family bathrooms as well as a spacious kitchen, two reception rooms, a conservatory, and a study. For those looking for a separate dwelling for a family member or just some additional space, there is a self-contained annexe with newly constructed entertainment area. With so much on offer here, this is a hard act to top.







- Less Than 20 Years Old
- Fabulous Thatched Modern Home
- Tranquil Rural Setting - Within A Conservation Area
- Great Farmland Views - South facing Aspect
- Excellent Detached Annexe - "Garden Cottage"
- Four Comfortable Bedrooms
- Two Ensuite and Two Family Bathrooms
- Two Reception rooms, Conservatory and Study
- Spacious Kitchen and Useful Utility Room
- Magnificent Grounds with Entertaining Area and Double Garage

Old World Charm, New World Comfort

Thatched houses are commonly associated with chocolate box period cottages, often hundreds of years old with low ceilings and draughty interiors. Not so with this stunning home. This contemporary thatched property, completed in 2005 on the site of three former 18th century cottages, exudes quintessential charm while providing all the comfort of a modern home.

The location of this wonderful home really takes some beating as the current owner explains, "The house is so close to town, but it feels like you're in the middle of nowhere here." It's easy to see what he means. The house sits at the end of a long, private driveway within its own generous gardens and is virtually unseen from the road. Yet a quick hop in the car and you're only one mile away from the local supermarket.

Step Inside

The house is generously proportioned but still cosy in design, with exposed beams traversing the walls and ceilings. There is a large sitting room from which stairs ascend to the first floor. This room has a brick inglenook fireplace with woodburner effect gas stove; although with app controlled underfloor heating to the ground floor, this is more of a 'nice to have'. The dimensions of the room have allowed the current owners to purpose half for a dining area but there is plenty of flexibility with these reception rooms to re-configure them to suit your needs.



* 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.

















Adjoining the sitting room is a further reception room. An inglenook fireplace with woodburner has been thoughtfully installed here, creating a charming focal point. Should a separate dining room be required, this room feels like an obvious choice, but it would also make a fantastic snug or playroom. To the far end of the property is a large conservatory which has been heated for year-round use. This delightful room offers uninterrupted countryside views. "We see some amazing sunsets from here, not to mention all the wildlife that wanders into the garden" explains the owner.

The kitchen/breakfast room is a good size with a considerable central island providing a sociable seating area as well as plenty of worktop space. The farmhouse-style kitchen has many cabinets and is topped with stylish Quartz worktops. To keep the farmhouse aesthetic, an integrated fridge and dishwasher have been installed within the units. There is a brick alcove for a cooker, with additional shelving crafted for displaying cookware or decorative items. Adjoining the kitchen is a small hallway from which stairs provide access to the first floor. A spacious utility room can also be found here in addition to a useful downstairs cloakroom.

There are four double bedrooms on the first floor. The master bedroom benefits from an ensuite shower room and double aspect windows which offer a stunning outlook. The remaining bedrooms are all generously proportioned with wardrobe space thoughtfully provided. A family bathroom with L-shaped shower bath and separate shower room are also located on this floor.

Recent Updates

The current owners have made some significant updates since they purchased the property, "we have replaced the heating system with air sourced heat pumps for the main house and the annexe, replaced the windows and doors in the main house, fitted new flooring and carpets and replaced one of the bathrooms and the master ensuite. We also had a decked outside entertaining space fitted for the annexe as well as solar panels with a battery storage system."

Self-Contained Annexe

The separate single-storey annexe is a brilliant addition to this already first-rate home.

Perfect for multi-generational living, the annexe benefits from a large bedroom with ensuite shower room, cloakroom, sitting room and entertainment space. The current owners have also built a large composite decked area with canopy - perfect for outside dining. A large hot tub has also been installed here. The annexe has been fitted with underfloor heating throughout as well as a range of solar panels powering the whole property.

Step Outside

The property is set on plot of approximately 0.9 of an acre (stms). The garden is laid mostly to lawn with mature trees and hedging to the border. The surrounding 40-hectare field provides breathtaking views in all directions.

The property has a large double garage with above storage that could be converted into an outside office (subject to the necessary planning).

STEP OUTSIDE



On Your Doorstep...
 The hamlet of Merton is only a short drive from the vibrant market town of Watton which has a range of amenities including a large supermarket, shops, schools, a GP surgery and pub.

How Far Is It To...
 The cathedral city of Norwich is located to the east and benefits from a main rail link to London Liverpool Street. Norwich enjoys a host of shops, restaurants, leisure facilities, and other amenities and is a cultural hub with a thriving arts scene. The city is home to various museums and galleries and hosts numerous festivals and events throughout the year, including the Norfolk and Norwich Festival.

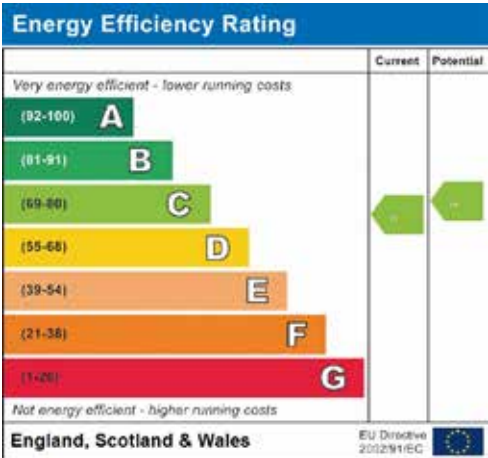
Access to the North Norfolk coast is approximately one hour's drive and Thetford Forest with its extensive nature trails and the family-friendly High Lodge Park can be found closer to home.

Agents Notes

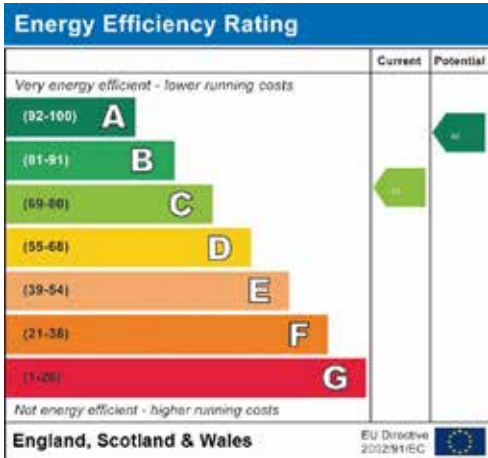
Tenure: Freehold
 Local Authority: Breckland District Council - Main House, Band F - Garden Cottage Band A
 Services: Mains Electricity & Water, Private Drainage, Air Source Heat Pump.

Directions: From the centre of Watton and directly opposite the main Tesco store entrance follow the sign for Merton. Upon reaching the centre of village you will see a small thatched building on the green. Keep right and then turn left - the property will be found at the end of the lane.

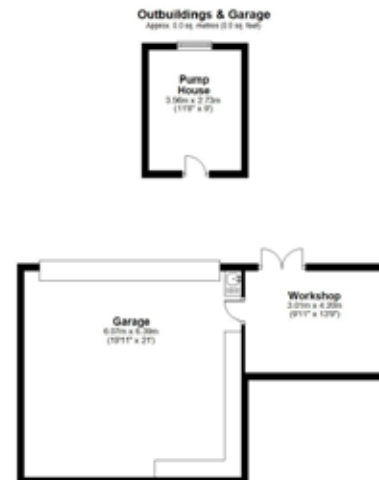
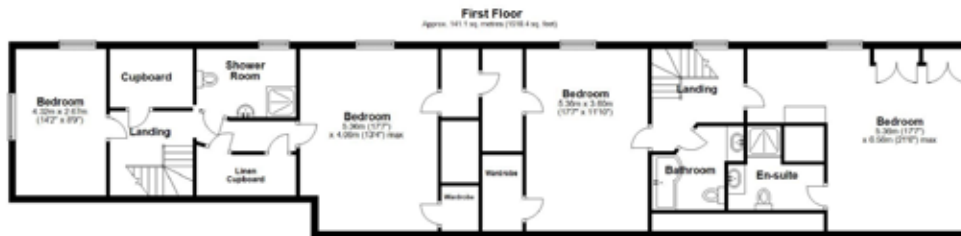
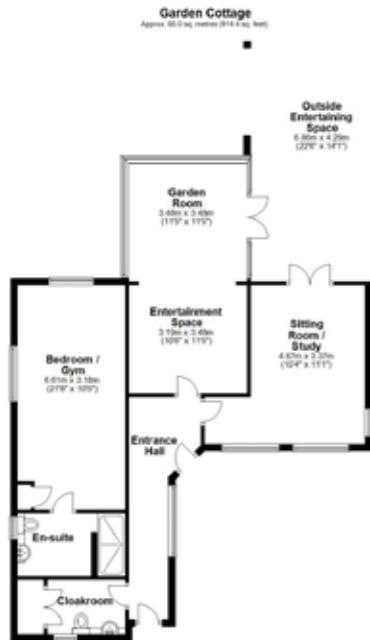
What 3 Words Location: Every 3-metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property ///excellent.steadily.slept



Main House



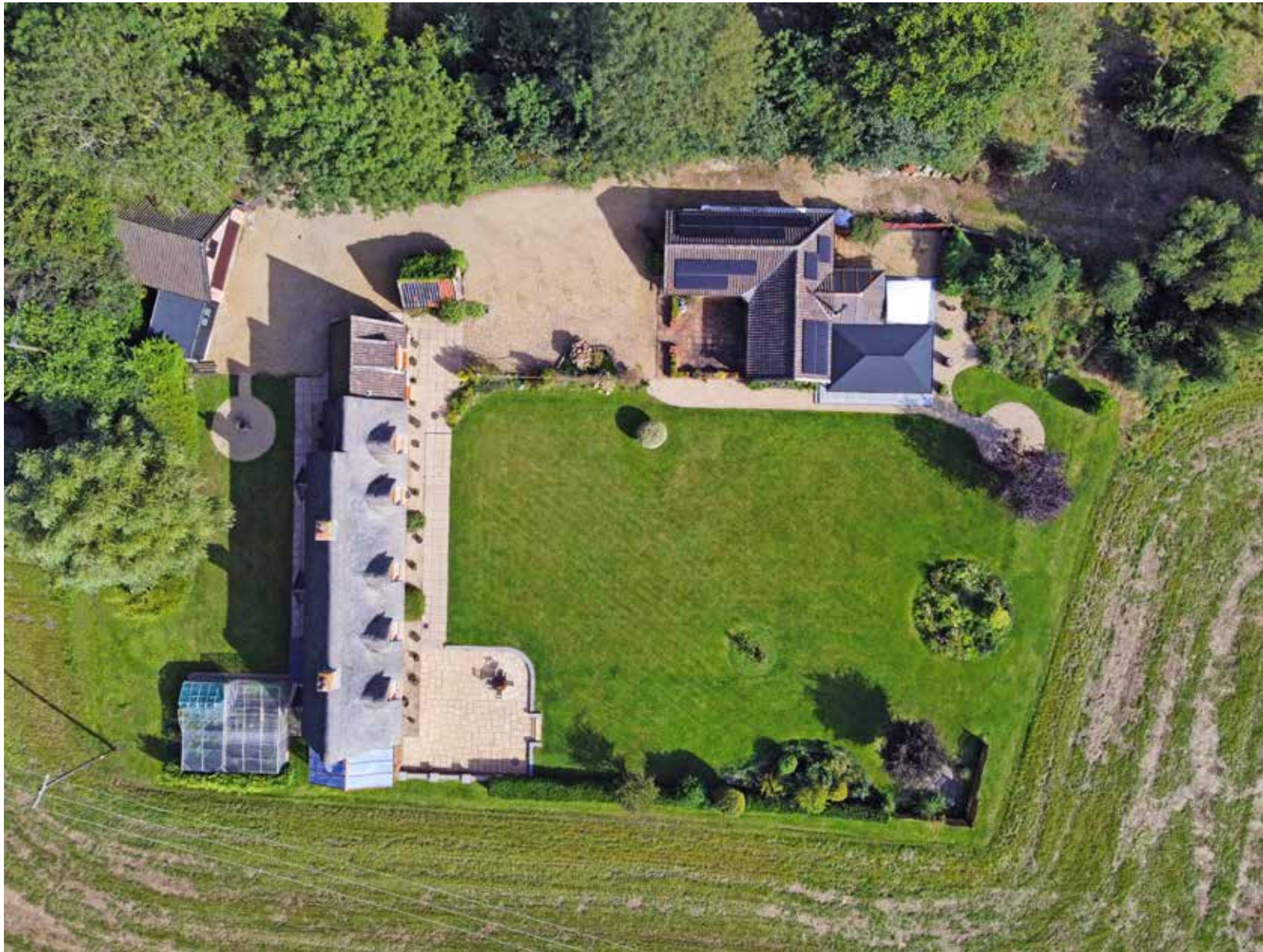
Annexe



Total area: approx. 399.2 sq. metres (4189.0 sq. feet)

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Plans produced using Planity

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