



'Beautiful Home With Land'
Denton, Norfolk | IP20 0AY

WELCOME



Nestled on a spacious plot just a short drive from the historic market towns of Harleston and Bungay, this exquisite rural property, dating back to the 17th Century, is a Grade II Listed gem. Spanning three floors, the property offers six generous bedrooms, a fabulous kitchen, an outdoor swimming pool and extensive grounds measuring nearly three acres. This cherished home, offered for sale for the first time in nearly three decades, provides a unique opportunity to create wonderful family memories.







- A beautiful six bedroom Grade II listed Property
- Nearly three acres of exceptional gardens
- A secluded swimming pool with plant room/changing.
- A double garage, workshop and a carriage driveway
- A recently added large vaulted kitchen
- Living space set over three storeys
- A tranquil setting surrounded by countryside
- Originally dating back to the 1600s
- A short drive from the amenities of Harleston
- A fantastic spacious family property

' This remarkable property boasts a rich and diverse history. The current owner enlisted a specialist who established that it was likely to have been constructed between 1650-1700. Believed to have been linked with the Duke of Norfolk's lands; the property remained a tenanted farmhouse in the ownership of local gentry. In 1970 the owner, Lord Denham, sold the farm to a builder who had the intention of transforming the house and barns into a hotel and restaurant - a dream that went unrealised - and he resold as a residence in 1972. The property underwent significant modification in 1970/72 with external brick skinning and new windows, garage, swimming pool and shed, parquet flooring. Other modifications took place prior to its listing in 1981.

Inside the property, the exposed oak beams stand as a testament to its authentic architectural heritage. A previous owner installed parquet flooring throughout most of the ground floor, "The flooring was reclaimed from a library in Norwich," a choice that harmonises well with the property.

The ground floor presents an abundance of living space, highlighted by a generously proportioned kitchen extension that has recently been incorporated into the layout. Complementing this, three spacious reception rooms and a delightful garden room provide flexibility to tailor the space to your preferences. Notable features include two large inglenook fireplaces - one located in the family room and the second in the large sitting room. Of further historical interest, the dining room features a mullion window adorned with its original sliding wooden shutter, adding further character to this distinctive 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, should not be relied on without verification and do not necessarily reflect the views of the agent.

















The fabulous kitchen extension was added by the current owners in 2015 and is a culinary haven. The space boasts a striking vaulted ceiling and dual aspect. Strategically placed roof light windows flood the room with natural light. Hand-crafted units, adorned with Kerala granite worktops line both sides, optimising storage. A central island not only offers preparation and storage space but also serves as an informal seating area. The kitchen features a stunning Everhot range cooker with induction hob, an integrated microwave and undercounter dishwasher. Double doors from this beautiful room lead to a kitchen herb garden. Adjoining the kitchen is a convenient walk-in larder.

A spacious utility / laundry room on the ground floor provides further space for white goods and cabinet storage. Additionally, the ground floor features a practical garden room and convenient cloakroom with WC and wash basin.

The first floor can be reached through two entry points: a staircase from the dining room and a charming wooden staircase from the sitting room. This level encompasses three generously sized bedrooms, including the primary bedroom. The smallest of the rooms on this level is currently used as a library. Adding a touch of practicality, the two largest rooms are equipped with washbasins, a feature retained from the property's unrealised hotel transformation. There are two spacious family bathrooms, with the main bathroom featuring a sizeable central bathtub and a separate shower.

The second floor of the house accommodates four further bedrooms. Ideal for visiting guests or older children seeking privacy, this floor provides plenty of adaptability. The primary bedrooms boast vaulted ceilings with exposed beams that draw your gaze upwards.

Two of the rooms are connected via a small set of up and over steps creating

a dual area that could be seamlessly utilised as a bedroom with adjoining lounge space. A wash basin/WC room serves two of the bedrooms on this floor.

This stunning property is nestled within a large plot and is accessed via a gravelled carriage driveway that leads to both the house and the detached double garage.

Mature silver birch trees and well-established hedgerows at the front of the property offer a sense of privacy.

The stunning rear garden features a patio area, perfect for outdoor dining while enjoying views across the natural pond and garden beyond. The owner shares, "We are visited by moorhens, ducks and kingfishers in the pond every year - the garden is a haven for wildlife."

The owners have cultivated a well-stocked kitchen garden, which along with produce grown in the greenhouse, ensure a year-round supply of fresh fruits and vegetables.

A heated 8.53m x 3.65m swimming pool has witnessed countless enjoyable summers. "Our grandchildren make frequent use of it and some of the neighbours bring their children to enjoy the pool during the warmer months." A pool shed, housing the filter and pumps, also serves as a convenient changing space.

A spacious paddock, accessible through a separate gate, provides an opportunity for grazing, ideal for the enthusiastic equestrian. The current owners have made great use of this space for family weddings and events during their time here.

"This has been a fantastic family home for us in a wonderful community. We've loved the tranquillity of the location and the fact that it's within easy reach of amenities and mainline trains. We are sure whoever buys the house will enjoy many happy years here."



STEP OUTSIDE



Denton is situated between the vibrant market towns of Harleston and Bungay. Denton has an active community with the village hall serving as the hub. "We have a social club and bar, various meetings including a lunch club, book club and gardening club, as well as meetings for the WI and the Cider Society. There's lots to do here and everyone is made very welcome."

The nearby town of Harleston (5.8 miles) is served by an array of independent shops, supermarkets and restaurants. The town also hosts a weekly market which has been running since 1259.

The beautiful historic market town of Bungay lies just 4.9 miles away in the heart of the Waveney Valley. The town also enjoys a weekly market and is home to a range of shops and Bungay High School.

Diss (13 miles) provides regular, direct train services into London (90 minutes) and Norwich (20 minutes).

Agents Notes

Tenure: Freehold

Local Authority: South Norfolk District Council – Band G

Services: Mains Electricity & Water, Private Drainage, OFCH.

Broadband: The current owner uses the internet for home working with no issues and has signed up for Fibre via County Broadband when it gets to the area.

Directions

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 - [///loopholes.humans.sidelined](https://www.what3words.com/)



TOTAL: 3954 sq. ft, 367 m²

FLOOR 1: 2003 sq. ft, 186 m², FLOOR 2: 1186 sq. ft, 110 m², FLOOR 3: 765 sq. ft, 71 m²

EXCLUDED AREAS: BOILER ROOM: 81 sq. ft, 8 m², WORKSHOP: 81 sq. ft, 8 m², DOUBLE GARAGE: 333 sq. ft, 31 m²,

LOW CEILING: 320 sq. ft, 31 m²

Measurements Are Calculated By Cubicase Technology. Deemed Highly Reliable But Not Guaranteed.



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