



Beck Manor  
Bawburgh Road | Great Melton | Norfolk | NR9 3PE

# TO THE MANOR BORN



Named after the pretty beck that runs alongside the property and attracts a huge variety of wildlife, this home blends the craftsmanship of times gone by with the comforts of modern lifestyles.

Beautifully constructed by an experienced builder as his family home, it's since been lived in by a sociable couple who love to host friends from all over the world.

Perfect for entertaining, making memories, and for access to city and country alike, this modern manor is a highly-desirable home indeed.







# KEY FEATURES

- A Handsome Detached Modern Property with an Annexe, surrounded by Open Fields in the Village of Great Melton
- Total of Five Bedrooms and Five Bath/Shower Rooms across the Main House and Annexe
- The Principal Bedroom benefits from a Dressing Room and an En-Suite Bath/Shower Room
- Spacious Kitchen/Breakfast Room; Separate Utility and Shower Room
- Large Sitting Room with Adjoining Dining Room/Bar
- Large Study/Home Office with Fitted Cabinets
- Triple Garage with One Bedroom Annexe Above Landscaped Gardens with an Extensive Patio Area overlooking Fields
- Additional Raised Patio Area with Undercover Kitchen for Dining/Entertaining
- CCTV Protected with Electric Gates, Telecom Entry System and Long Drive Approach
- The Accommodation incl the Garage/Annexe extends to 5,061sq.ft
- Energy Rating: B

With glorious, far-reaching views, you feel as though you're in the middle of nowhere at this impressive property. Generous gardens wrap around and there's ample parking too, so you feel as though this is your very own corner of the countryside. Yet Wymondham and Norwich are just a few minutes' drive, and you can walk to the local pub. Attractive from the outside, with its Flemish brickwork and handmade clay pin tiles, it's also beautiful inside, with generous rooms that connect seamlessly to the gardens beyond.

## Beautifully Bespoke

Built just a few years ago, this property is that rare home that manages to exude the character and personality of a much older property. The craftsmanship and attention to detail is evident in every room, and the current owners have further improved and upgraded, creating a truly special home. No expense has been spared, no corners cut – everything here is of the finest quality and beautifully finished. Within the main house, there is Italian sourced limestone flooring, Burlington sanitary ware and Hudson Reed tap fittings, as well as lead dormer windows. Solid oak fire doors can also be found throughout the main house and the annexe. The owners have worked with renowned local interior designer Paula Gundry on the décor, and the result is a home that flows effortlessly from one room to the next, with cohesion throughout.

## Fun With Family And Friends

The owners love to entertain, whether family or friends, and usually have guests staying every weekend. "Having lived in various different countries over the years, we have friends from all around the world and we enjoy having them visit. It's important to us to have the space to host them whilst still keeping room for our daughter when she's staying." Here you have a very manageable four first-floor bedrooms (all of them exceptionally spacious doubles), but there's also a self-contained bedroom, shower room and sitting room over the triple garage, which means guests there can come and go as they please.







# KEY FEATURES

You have your privacy in the luxurious principal suite, complete with feature freestanding bath and panelled dressing room, plus double doors to a Juliet balcony with views over open countryside.

## Spacious And Sociable

On the ground floor there's a magnificent kitchen breakfast room, complete with a corner pantry, three eye level built in Neff ovens, one of which is a steam oven and one a microwave convection oven, which also has a 12 place warmer drawer built in, two integrated dishwashers and plenty of storage and preparation space. Two of the walls are mostly glazed with doors opening onto the patio beyond. The sun pours in here and in summer you can open the doors and spill out into the garden (more on that later...). The owners have a ten-seater table in the kitchen, as well as the central island, so it's a wonderfully sociable space. Just off here is a purpose-built bar area that also has a door into the main sitting room, so whichever end of the house you're in, the bar is within easy reach. The sitting room and the generous study both have log burners and there's a large log store behind the garage, so you can stock up in summer and give yourself a pat on the back for being so well prepared! Although the log burners make a lovely feature, the house is incredibly well insulated and has underfloor heating throughout and triple glazing, so it's nice and warm in winter, yet cool with all the doors open and a fresh breeze coming through on hot summer days.

## Countryside With Convenience

The owners love the great outdoors, and being surrounded by open countryside has been part of the appeal here. The grounds have a real sense of openness and make the most of the setting. Both the sitting room and kitchen lead onto the stone patio, then pretty box beds sit either side of steps up to a raised terrace where the owners have installed an undercover outdoor kitchen – perfect right through from spring to autumn, longer if you're lucky! The views from up here are lovely and it's a great spot from which to watch the wildlife. The owners have seen several types of deer, plus owls, buzzards, kites and more in the surrounding fields. The house also comes with a large lawned area that's securely fenced for the owners' dogs to run around in, and would also be very safe for young children, with room for camping out, a trampoline, football and much more. The rear garden can be accessed from the drive, to the left of the house via a pretty Georgian reclamation arched brick wall, whilst a separate walled garden can be found to the front of the house. The builder kept pygmy goats here, but it would also be great for other small pets or for a little orchard or vegetable garden. "We love having that connection to the countryside – we can see such a long way and the sense of openness is so refreshing. You see the farmers in the fields, watch the seasons change over the land, and the wildlife is exceptional." You only have one set of neighbours here, between you and the lane, so it's incredibly private and secluded yet secure. You can walk to the award-winning gastropub in the nearest village or hop in the car and be at the golf club in four minutes. Longwater is just down the road and has many different shops and amenities, while Hethersett is just five minutes and Wymondham ten, so it's very easy to get out and about across the region and beyond.











































Annexe Above  
The Garage



















# INFORMATION

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## On The Doorstep

Great Melton is a small village set to the south side of Norwich offering excellent access to both the A11 and the A47. There is also good access to the Norfolk and Norwich University Hospital, Sainsburys and Tesco Supermarkets.

## How Far Is It To?

Nearby Hethersett, 3 miles, has shops, two pubs, three schools, a church, doctor's and dentist's. There is easy access to the nearby market town of Wymondham just 5 miles distant, with trains to Cambridge and London. Local schools include Hethersett High School, Hethersett Old Hall, Wymondham High and Wymondham College. The centre of Norwich is approximately 7 miles away and offers extensive shopping, cultural and leisure facilities with a main line station connecting to London Liverpool Street and commuter links to Cambridge. There is an international airport to the north of the city.

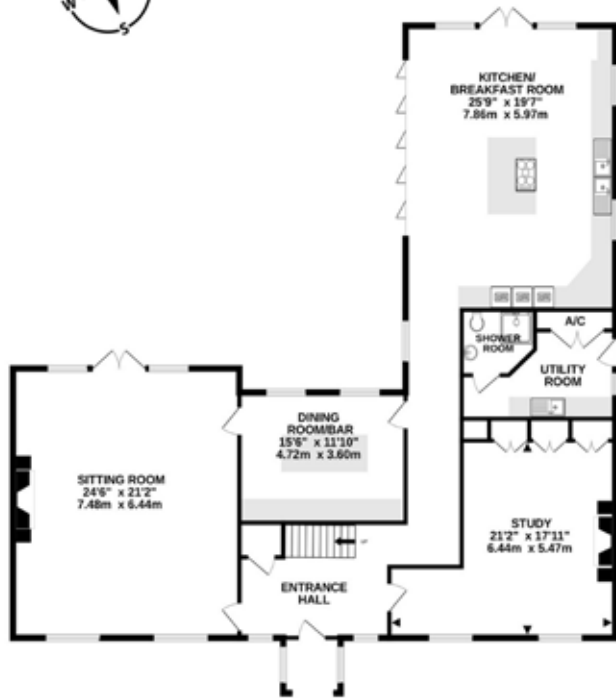
## Directions

Leave Norwich on the B1108 Watton Rd. After passing over the A47 Southern Bypass follow the road to a crossroads where you turn right onto Bawburgh Road and the gates to the property will be found on your left hand side clearly signposted with a Fine & Country For Sale Board.

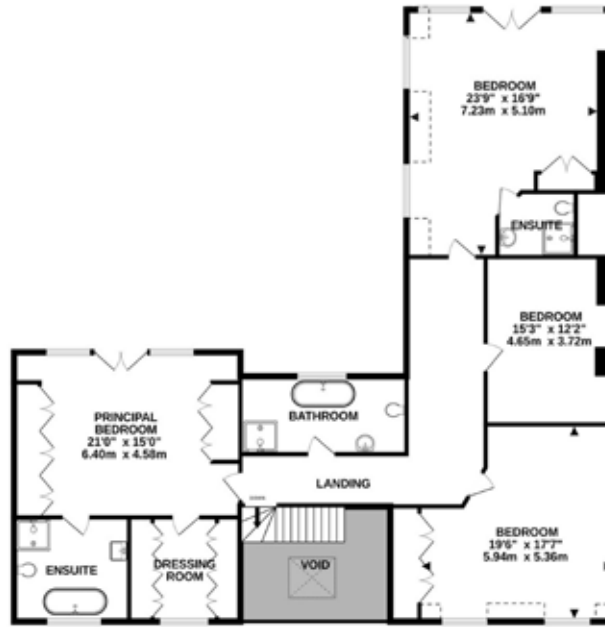
## Services, District Council and Tenure

Heat Source Pump - Providing Underfloor Heating throughout the house Upstairs and Downstairs with Zone Control Flexibility  
Mains Water, Private Drainage via Treatment Plant  
Mobile Phone Signal - Varies depending on Network Provider  
See [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for Broadband/Mobile Availability  
Fibre Optic Broadband Available - Vendors use Sky Ultrafast Plus  
South Norfolk District Council - Council Tax Band G  
Freehold

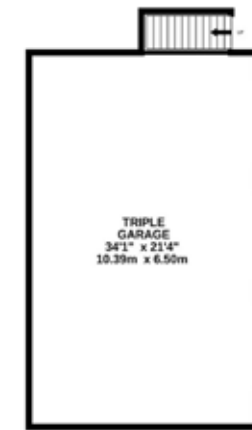




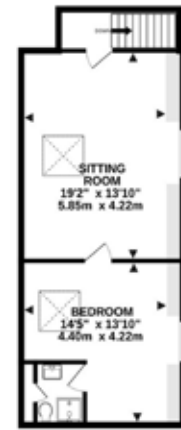
GROUND FLOOR  
1961 sq.ft. (182.2 sq.m.) approx.



1ST FLOOR  
1779 sq.ft. (165.3 sq.m.) approx.



GARAGE GROUND FLOOR  
763 sq.ft. (70.9 sq.m.) approx.

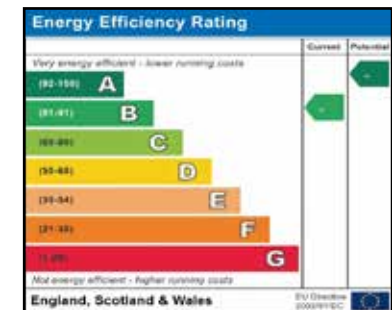


GARAGE 1ST FLOOR  
558 sq.ft. (51.9 sq.m.) approx.

HOUSE (EXCLUDING GARAGE) : 3740 sq.ft. (347.5 sq.m.) approx.  
TOTAL FLOOR AREA : 5061 sq.ft. (470.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. [www.norfolkpropertyphotos.co.uk](http://www.norfolkpropertyphotos.co.uk)  
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# FINE & COUNTRY

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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FOUNDATION

Fine & Country Foundation, charity no. 1160989

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Fine & Country Norwich  
12-14 Queen Street, Norwich, Norfolk, NR2 4SQ  
01603 221888 | [norwich@fineandcountry.com](mailto:norwich@fineandcountry.com)

