



Buttons Farm House  
Clay Hall Lane | Blo Norton | Norfolk | IP22 2HZ

# EQUESTRIAN HEAVEN



A beautiful equestrian family home, this modern farmhouse is a place you won't want to leave, and neither will you need to. With five bedrooms, three bathrooms and an abundance of living space, inside and out, this substantial property is one you'll never outgrow. Equestrians will love the extensive stabling facilities for up to 20 horses.







# KEY FEATURES

- A Beautiful Potton Home with Country Views situated in the Village of Blo Norton
- Five Bedrooms; Three Bathrooms
- Kitchen/Breakfast Room with Separate Utility & Cloakroom
- Three Reception Rooms plus a Home Office
- Character includes Stunning Fireplaces and Beams
- Glorious Landscaped Gardens and Paddocks extend to around 3 acres
- Outbuildings include a Hay Barn, Various Storage Rooms and a Break Room
- Stables and Paddocks with Menage for up to 20 Horses
- The Accommodation extends to 2,736sq.ft
- Energy Rating: D

The owners have lived on this beautifully positioned spot with its far-reaching views for over forty years, though the house you see now is clearly younger. A thatched cottage previously occupied the site until a catastrophic fire in 1989 razed it to the ground. From the ashes, however, rose the phoenix of a house you see now. Built from a Potton plan, this large building draws on the much-loved English architectural vernacular of a steeply pitched roof with first floor dormers peeping out of the pantiles. Below the low overhanging eaves are yellow rendered elevations with traditional timber casements. Comforting and familiar, the appeal is timeless.

## Step Inside

Like its traditional farmhouse forebears, the interior of this modern iteration proudly displays its structure. Stout oak columns punctuate the spaces while the occasional lateral beam crosses overhead. Plenty of exposed brick is on view in the large inglenook fireplaces and their full-height chimney stacks. Architectural integrity is shown to advantage here.

## Generous Proportions

At little short of 360 square feet, and with windows on three sides, the sitting room is an impressive space. Its vast inglenook with integrated brick hearth "roars away", says the owner, "and creates a lovely atmosphere". Wood for this fire will be comfortably supplied from the grounds. A wide opening joins this room to the adjacent dining room - of a similar size - where another fireplace, currently not used, is fitted for a wood-burning stove. South-facing, and with glorious views down the garden and French doors to the terrace, this is a wonderful entertaining space from where guests can spill outside when the weather allows.







# KEY FEATURES

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The large L-shaped kitchen/breakfast room enjoys distant views to the south. Hand-built Shaker-style units in contrasting natural wood and creamy paint provide abundant storage while granite worktops provide plenty of prep space. An electric Aga combines modern convenience with traditional aesthetics. Immediately adjoining the kitchen is the snug – as its name suggests, a smaller space with an easy-to-use woodburner-effect electric fire. Also downstairs is a home office and a large utility.

## Exploring Upstairs

A U-shaped staircase leads to a landing which, open in two places to the floor below, is a pleasant and expansive space in itself. Off here are four double and one single bedrooms. Two bathrooms (one ensuite) and a shower room serve these bedrooms, the former with traditional suites and boxcar siding lending a traditional feel while the latter is a somewhat more modern affair. Of particular note are the pretty floral twin sinks in the family bathroom, reclaimed many decades ago.

## Step Outside

Set in the middle of a three-acre plot, the house is surrounded by beautiful gardens. A stone terrace runs along the back of the house and looks down an immense apron of grass to the south. On here, three joyous family weddings have been held with visitors parking on the paddock over the hedge. Countryside beyond extends the gaze almost infinitely. A more formal planted garden, beautifully sheltered and with a central pond and fountain, occupies the east side of the plot while to the front is a large lawn surrounded by deep borders of mature trees and shrubs. The equine facilities have to be seen to be properly appreciated. Stabling for up to 20 horses is on site and supported by a haybarn, storage and a break room. Outside, the animals have access to two paddocks and a manège. If more land were required, further acreage is for sale opposite the property – by separate negotiation.

























































# INFORMATION



## On The Doorstep

A small and rural village, Blo' Norton nevertheless has an active village hall with regular organised events. The beauty of this location, however, is the quantity of quiet lanes and green tracks all around. Country walks or hacking out are a joy that awaits.

## How Far Is It To?

Blo' Norton is surrounded by several larger villages all within a very few minutes' drive. And just a quarter of an hour by car away is Diss from where trains depart regularly on the London to Norwich mainline. Here are supermarkets, a bustling town centre and The Corn Hall arts centre. Connectivity farther afield offers a broad choice of urban centres – Norwich, Bury St Edmund's, Stowmarket, Thetford and Newmarket are all 45 minutes or less by car.

## Directions

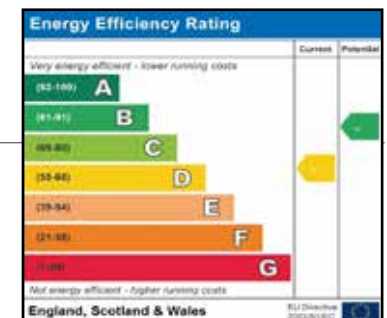
Proceed from the market town of Diss in a westerly direction along the A1066 passing through the villages of Roydon and Bressingham. On entering the village of South Lopham continue past the village pub and take a left hand turn signposted Blo Norton. Continue along this road for around 1.5 miles. As you pass the Blo Norton village sign take the next right onto Clay Hall Lane. The property will be found a short distance along on the left hand side.

## What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [output.betrayal.imprints](http://output.betrayal.imprints)

## Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via Treatment Plant  
Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)  
Mobile Phone Reception - varies depending on network provider - please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)  
Breckland District Council - Tax Band G  
Freehold



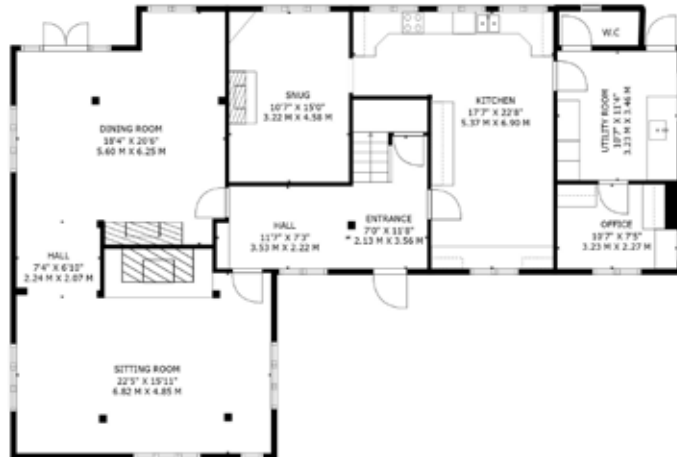
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FLOOR 2

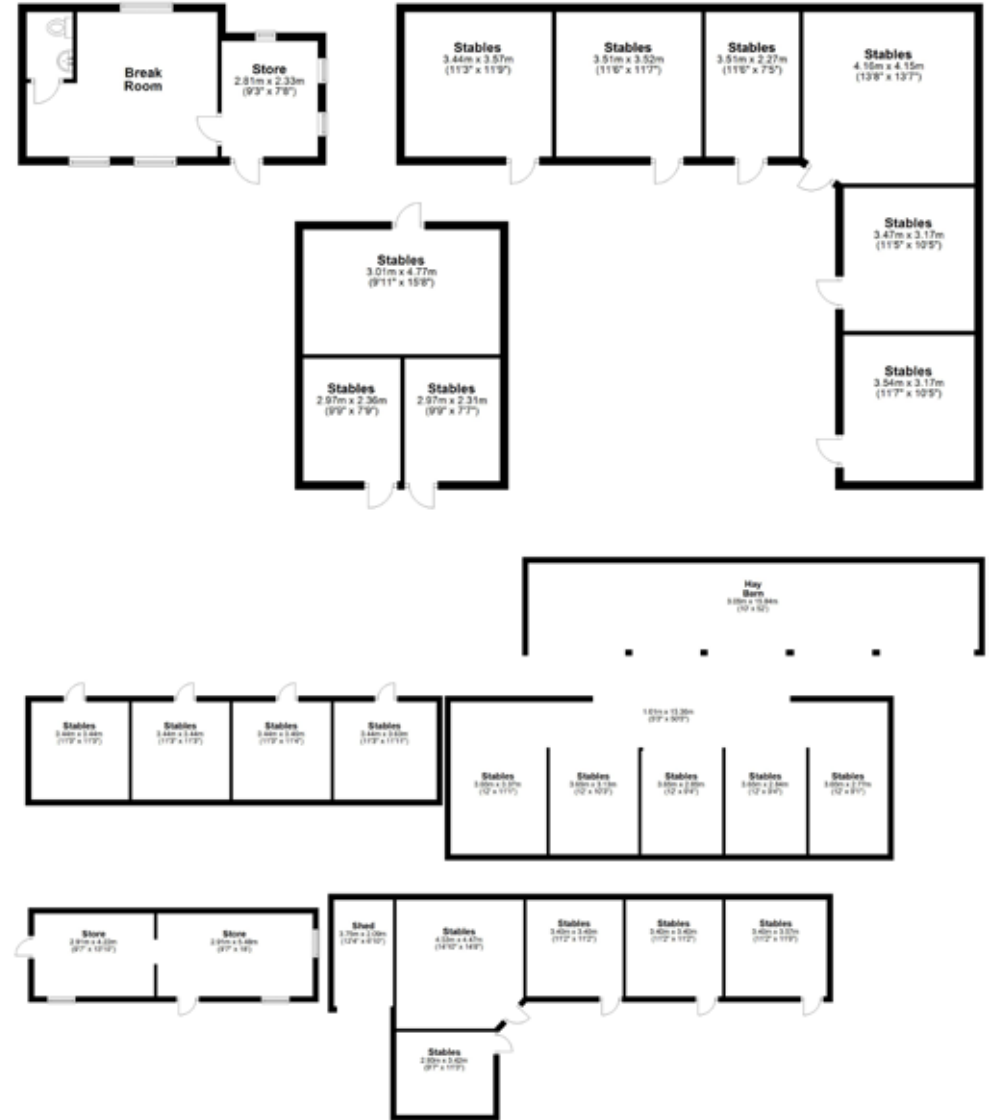


FLOOR 1

**TOTAL: 2736 sq. ft, 254 m2**  
 FLOOR 1: 1604 sq. ft, 149 m2, FLOOR 2: 1132 sq. ft, 105 m2  
 EXCLUDED AREAS: LOW CEILING: 214 sq. ft, 19 m2, OPEN TO BELOW: 44 sq. ft, 4 m2

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcpp.

**Ground Floor**  
 Approx. 125.6 sq. metres (1381.9 sq. feet)



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.







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