



Willow Lodge
New Lane | Mattishall | Norfolk | NR20 3JX

HIDDEN GEM



“Tucked away at the end of a private drive, well back from the road with open farmland beyond, this converted stables with separate annexe sits in a wonderfully peaceful position. Secluded but not isolated, yet you can walk to the village school, shop, pub and so much more in just a few minutes. Offering a lovely balance of country life with easy access to everything you need day to day, this is a charming character family home.”



KEY FEATURES

A Single Storey Detached Stable Conversion situated in the Popular Village of Mattishall

Four Bedrooms: Three Bath/Shower Rooms

The Principal Bedroom benefits from an En-Suite and a Dressing Room
Kitchen/Breakfast Room with Separate Utility Room and Boiler Room

Two Reception Rooms

Large Courtyard with Pergola

Double Timber Cart Shed and Garden Store; Driveway providing
Plenty of Parking

The Gardens and Grounds extend to 0.87 of an acre and include a
Paddock and Woodland

Separate Self Contained Two Bedroom Annexe 593sq.ft

The Main Accommodation extends to 1,970sq.ft

Energy Rating: E

You'd never know this property was here, making your way along the quiet lane towards the village. In blissful tranquillity, you can embrace country living here with plenty of space in which to do it - the grounds extend to 0.87 of an acre and include a paddock and woodland. Well laid out and much loved by the owners, the converted stables offers a warm welcome.

Countryside Character

The former stables and cart sheds was converted in 1995 and the owners moved here with their children in 1999. They were looking for a comfortable family home with a good size garden and enough room for all the family to have their own space. This fitted the bill and had the bonus of character features and no work to do, as it was all so recently done. Over the years, the family have been very happy here, making many memories along the way, and now that the children have flown the nest, the owners have decided it's time to move on, giving you the opportunity to write the next chapter of this lovely home's story.

Family Friendly

This has proved to be a great house for every stage of family life and the owners confirm that it works well when guests are visiting too. It has an unusual layout but one that is immensely practical and versatile. The main living areas sit in the middle of the house, with the large sitting room right at the centre. This is a lovely space, with a vaulted ceiling and exposed beams, as well as a log burner set in the corner fireplace. You have access from here to both the kitchen and dining room. The former has a door to the garden on the east side, an Aga and plenty of space for a family table. There's also a door to the dining room, giving these three rooms a comfortable flow.





KEY FEATURES

The dining room has two sets of double doors to the garden on the west side, which means you get to look out over painted skies when the sun sets. The principal bedroom suite can be found to one end of the property, complete with dressing room and en-suite. The other three bedrooms are at the opposite end, two with en-suites. This means parents are close enough to hear young children but still have privacy, and when you have guests, everyone has their own part of the house.

Space For All The Family

The property has the benefit of a wonderful two bedroom annexe that sits to the side of the driveway and comes complete with its own garden. Inside you will find a good sized sitting room, kitchen, two bedrooms and a bathroom. Ideal for guests, teenagers who want their independence but still want the security of family or indeed for elderly relatives. The uses for this lovely annexe are endless.

Embracing Village Life

One of the owners' favourite things about life here is how relaxing it feels. The courtyard and garden are a wonderful place to sit out in the summer. Immediately beyond the kitchen is a sizable courtyard with a sheltering grape vine making it an ideal place for enjoying outdoor meals and barbecues. The owners have enjoyed growing their own food and have planted many trees, creating two small areas of woodland at the far end of the paddock. Not being visible from the road, the property is comfortably secure, but neighbouring houses ensure it is not isolated. When you need to venture out, the centre of the village is just a ten-minute walk, with a primary school, doctor's surgery and pharmacy, two cafés, a pub, play area, active church and more, plus you have both Norwich and Dereham a short drive away.

Agents Note

The property has a shared driveway.

























The Annexe





INFORMATION



On The Doorstep

A vibrant bustling, rural village, Mattishall is surrounded by beautiful, unspoilt countryside with the benefits of its own church, village shops, doctors surgery, pubs and schooling. It is positioned 12 miles west of the centre of Norwich and between Wymondham, 8 miles and Dereham, 5 miles. Higher education is available at Wymondham and Dereham High Schools. Wymondham College is also nearby and is the largest boarding school in Europe, offering education for children from the ages of 11 to 18. The market towns of Wymondham and Dereham both provide four medical centres between them whilst the Norfolk & Norwich University Hospital is only 10 miles distant. Local attractions include the Abbey and Historic Railway Museum at Wymondham, Norfolk Golf & country club at Reymerston and Barnham Broom Golf and Country Club.

How Far Is It To?

With the recent improvements to the A11, Thetford Forest, Newmarket and Cambridge are now commutable in under one hour with London just beyond. Heading north, the Norfolk coastline is an easy and rewarding excursion with its quaint villages and pretty sandy beaches. The Norfolk Broads can be found to the east of Norwich, the cathedral city and East Anglian capital of Norfolk with its exciting shopping opportunities afforded to it by the Chapelfields Development.

Directions

Leave Norwich on the A47 southern bypass heading towards Dereham. At the Honingham roundabout, take the first exit onto Norwich Road and then bear a slight left onto Mattishall Road. Continue along this road for 2 miles through the village of East Tuddenham. After a further 2 miles Mattishall church comes into view. Turn left immediately before the church into Mill Street. New Lane is on the left after one third of a mile. The driveway to Willow Lodge is between the first and second houses on the right hand side of New Lane.

Services, District Council and Tenure

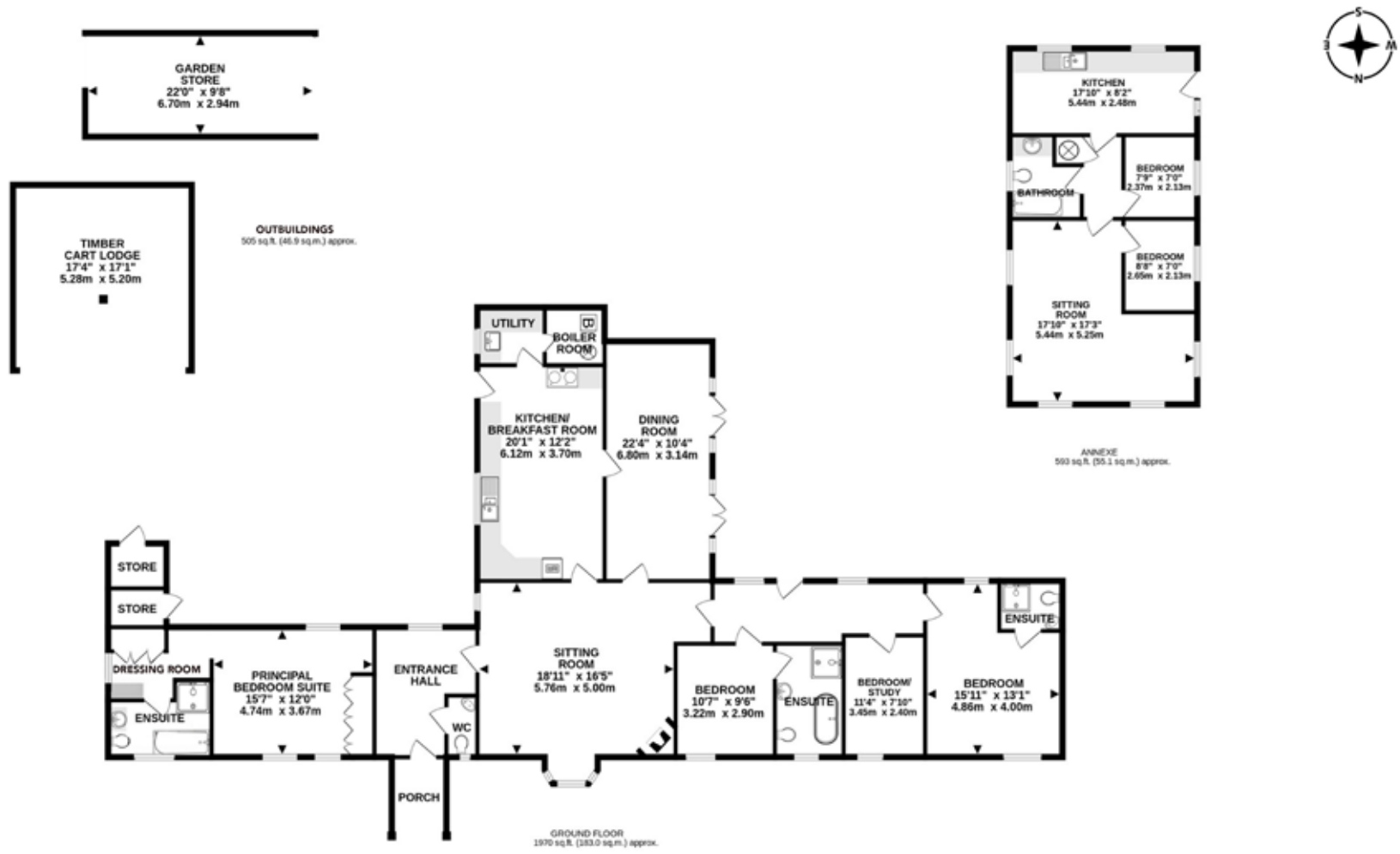
Oil Central Heating, Mains Water, Mains Drainage

Mobile Phone Signal - varies depending on network provider, please see www.checker.ofcom.org.uk

Broadband - current provider BT - please see www.checker.ofcom.org.uk

Breckland District Council - Council Tax Band D

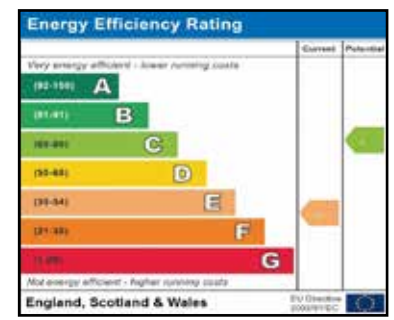
Freehold



TOTAL FLOOR AREA : 2,563 sq.ft.

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
Made with Metropix ©2024

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.





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

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.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation



follow Fine & Country Norwich on



Fine & Country Norwich
12-14 Queen Street, Norwich, Norfolk, NR2 4SQ
01603 221888 | norwich@fineandcountry.com

