



Kensington Lodge Farm & The Old Saddlery
Dereham Road | Mattishall | Norfolk | rNR20 3PD

FINE & COUNTRY

EQUESTRIAN HEAVEN



The opportunity to purchase such a long established equestrian property very rarely arises and Kensington Lodge offers so much, with livery stables for up to thirty horses and an indoor riding school. You also have a detached two-bedroom staff/holiday accommodation with an enclosed south facing garden. In a semi-rural location, the property offers approximately 11.7 acres (stms) of fenced paddocks with agricultural land to the south.



KEY FEATURES

- A Detached Equestrian Property with Detached Two Bedroom Staff Accommodation
- The Property boasts Livery Stables for up to 30 Horses, an Indoor Riding School and 11.7 acres (stms) of Fenced Paddocks
- Main Property has Four Bedrooms: Two Bath/Shower Rooms
- Open Plan Kitchen/Breakfast Room; Separate Utility and WC
- Open Plan Living/Dining Room
- Enclosed South Facing Garden
- Main House Accommodation extends to 2,236sq.ft
- Energy Rating: D
- The Staff Accommodation consists of Two Bedrooms; Two Bath/Shower Rooms
- Open Plan Kitchen/Diner/Living Room
- Staff Accommodation extends to 1,087sq.ft
- Energy Rating: C

The current owners have lived at Kensington Lodge farm for approximately twenty years. When they first took up residence, it was a strawberry and potato farm with a popular small farm shop. They subsequently constructed stables in the two barns on the site and seeded all the fields to grass, then several years later built an additional barn for an indoor school – this has a highly regarded Martin Collins Ecotrack surface as installed at Olympia.

Space And Comfort

The main property was originally an old pig shed before being converted into a house in the 1990s, and the owners added an extension to the front elevation several years after they moved in to provide more space for the kitchen, a generously sized office, and large hallway with individual cupboards for coats and shoes. "This is honestly a godsend with the number of coats you go through working on a horse yard. Our house is lovely and cosy in the winter with a huge wood burner which is so warm in winter – our greatest pleasure is to sit down and watch a movie in front of the fire. Another treat in the winter months is to slow cook a roast in the four oven Redfye in our kitchen," the owners said. "And during the warmer summer months, you can open the double doors from the kitchen into the garden and onto the patio, and it creates a lovely space for entertaining friends and family."





Time to drink Champagne and dance on the table

It's not with wine
but with champagne
and it's not the best



KEY FEATURES

The Annexe

There were some very old stables around the corner that we turned into a saddlery, but later converted for use as student accommodation, and hence the name "The Old Saddlery," the owners explained. There is a planning condition that this holiday/training residential unit must be occupied solely in connection with use of the site as a riding school. "We hold regular showjumping shows once a month through the summer which are very popular and, through the winter, hold a dressage league with a huge dressage to music show at the end with all proceeds going to charity. The first charity show we held raised over £3,000."

Outstanding Facilities

The current owners have gone to great lengths to ensure that any conversions and additions to the property cater for the needs of the equestrian enthusiast. Within the two original farm buildings there is stabling and storage, the first offering American barn style stabling with twelve loose boxes, a washdown area and steps leading up to a level above the stables, with independent tack/storage rooms for each stable. The second barn comprises seven integral loose boxes and storage for hay, bedding, and farm equipment, and there is also an integral feed room. Located behind these two barns are a set of timber frame stables with five loose boxes, a feed room and a tack room, with a view over the outdoor ménage which is approximately 28m by 78m in size. Adjoining the two main barns is the indoor area with a Martin Collins Ecotrack surface measuring approximately 22m x 42m. The school has been used for show jumping, dressage, eventing clinics, western riding and polocrosse, and the centre currently provides training schemes and lessons for children, alongside DIY, working and part livery with holiday and schooling livery.







OPEN BOOKS
HERE

























INFORMATION



On The Doorstep

There is a thriving and established community within the village where two village shops can be found, one also incorporating a post office, in addition to a GPs surgery, NHS pharmacy, Little Footsteps nursery school, a primary school, The Swan Inn public house and a fish and chip shop. At the South Green Park Enterprise centre in Mattishall, a local gym, Gymtec Fitness, is located and also the Café Verde restaurant offering home cooked food. In addition to this the village has its own cricket, football, bowls and golf clubs for all ages, the Mattishall Sports & Social Club also hosting bingo, karaoke, pool and darts events. There are some wonderful walks to be had locally on the Neatherd Moor and the Vicarage Meadow, while further afield there are other attractions to enjoy including the ruins of a Norman chapel at North Elmham, Roarr! dinosaur park, Pensthorpe Wildlife Park and Thetford Forest Park.

How Far Is It To?

Mattishall 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.

Directions

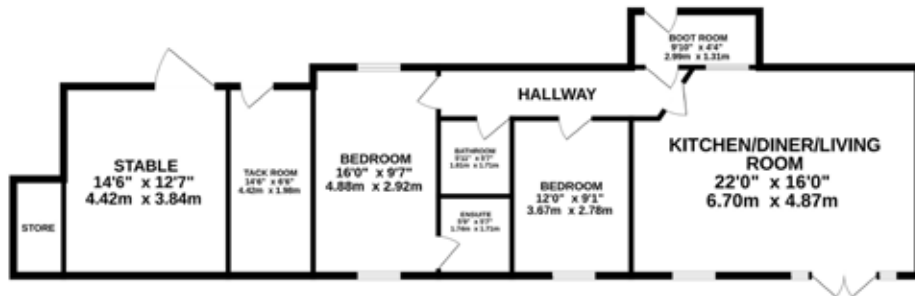
Leave Norwich on the A47 southern bypass heading towards Dereham. At the Honingham roundabout, take the first exit onto Norwich Road and then bear a slight left onto Mattishall Road. Continue onto The Street and then onto Mattishall Road. Continue onto Norwich Road and the Dereham Rod and the property will be found on the left hand side.

Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
Breckland District Council - Council Tax Band D
Freehold



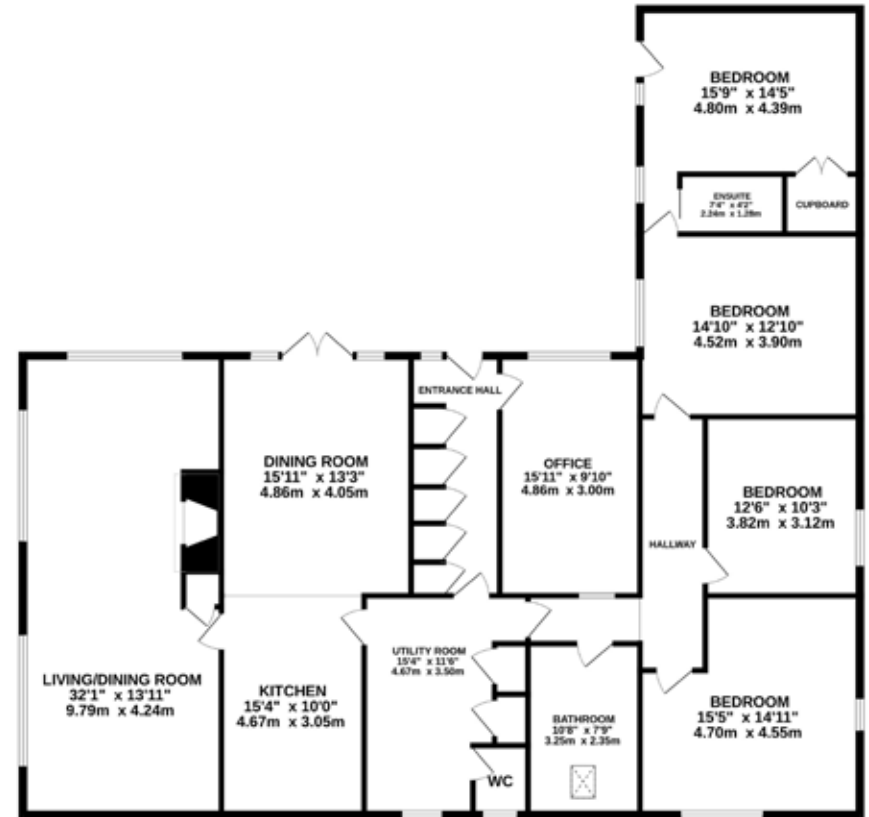
GROUND FLOOR
1087 sq.ft. (101.0 sq.m.) approx.



TOTAL FLOOR AREA: 1087 sq.ft. (101.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
2236 sq.ft. (207.8 sq.m.) approx.

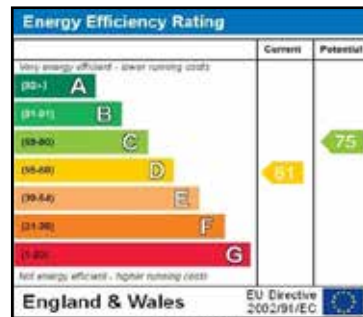
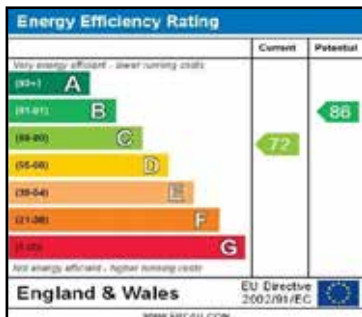


TOTAL FLOOR AREA: 2236 sq.ft. (207.8 sq.m.) approx.
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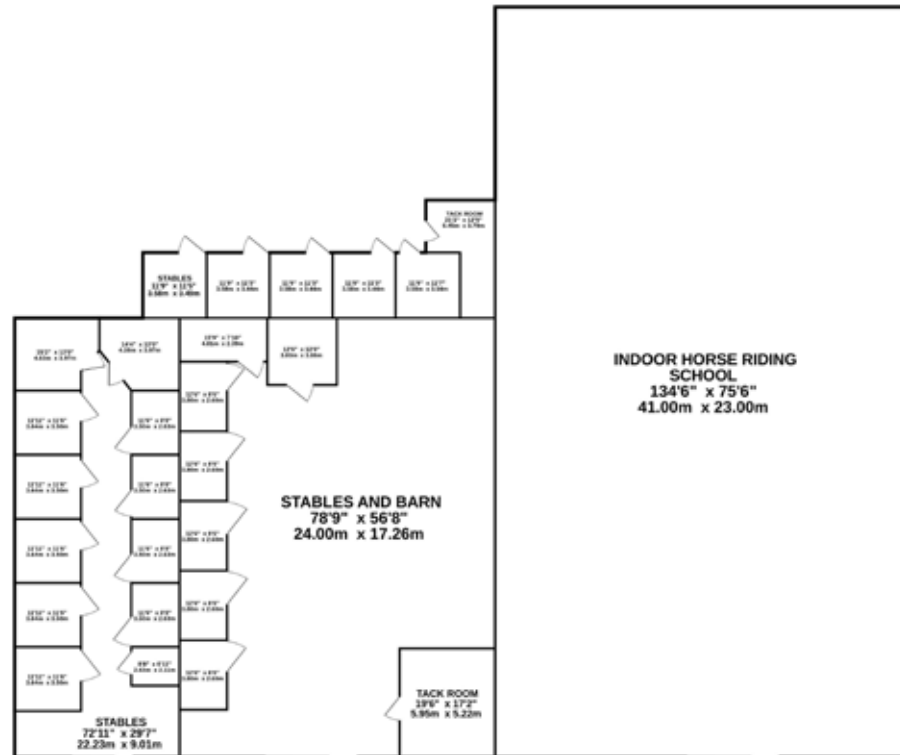


EPC - The Old Saddlery

EPC - Kensington Lodge



GROUND FLOOR
17794 sq.ft. (1653.2 sq.m.) approx.



TOTAL FLOOR AREA - 17794 sq.ft. (1653.2 sq.m.) approx.
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 Made with: Hologra 1/2024

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