



Foxwood
Ram Lane | Tivetshall St. Mary | Norfolk | NR15 2DA

FINE & COUNTRY

EQUESTRIAN ESCAPE



If you're seeking more space for outdoor hobbies, planning extensive landscaped gardens, or need a home that also accommodates horses, this property is an ideal choice. Set on a spacious four-acre plot (stms), it includes a stable block, sand menage, and fenced paddocks, providing everything necessary for your four-legged companions. For the human residents, this comfortable detached home offers three generous bedrooms, a spacious family room and a kitchen with a utility room. While perfect for those desiring quiet village life, the market town of Diss is nearby and the lively city of Norwich is only a 30-minute drive, striking the ideal balance.



KEY FEATURES

- Starter equestrian enclosed yard
- Six Stables, Tack Room, Field Shelter and Menage
- Around 4 Acres Total Plot
- Three Generous Bedrooms
- En Suite and Family Bathroom
- Sitting Room
- Dining Room and Family Room
- Kitchen and Utility Room
- Garage and Parking

This lovely 1970s family home offers abundant potential to evolve with your family's needs, both inside and out. Set on a spacious 4-acre plot (STMS) and designed with the equestrian enthusiast in mind, this property provides a fantastic opportunity to customise and craft your dream home. Situated in the picturesque village of Tivetshall St Mary, with easy access to the wider amenities of Diss and Norwich, this property offers a secluded retreat, nestled behind tall fencing on a quiet lane off Norwich Road. It perfectly balances peace and quiet with excellent connectivity. If the setting itself isn't enough to remind you of your countryside location, the visiting wildlife certainly will. "We get so much wildlife here - it's not unusual to see woodpeckers, buzzards, deer, and rabbits." The property is accessed via two electric gates, leading to a spacious parking area and a detached garage. Further parking is available behind the garage.

Step Inside

Across the threshold of the brick porch, a generous hall area welcomes you into the property where stairs rise to the first floor. Immediately to your right is a large, double aspect sitting room with an attractive bay window to the front and double doors to rear of the room. A large woodburner provides an eye-catching focal feature, although the air-sourced heating means that this feature is as much decorative as it is functional.

Across the hall is the bright and spacious kitchen/breakfast room, outfitted with a row of Shaker-style wall and base cabinets along one side, an island hob, an integrated dishwasher and an American-style fridge freezer. The generous size of this room comfortably accommodates a dining table at one end, allowing you to repurpose the remaining reception rooms as you wish. A door at the far end of the kitchen leads to a practical utility room and cloakroom.





KEY FEATURES

Flexible Floorplan

At the rear of the house, overlooking the stable block, is a versatile family room with doors that open onto the wraparound patio. "It's lovely being able to see the horses from here," the owner shares. This room offers tremendous flexibility, making it perfect for a home office, snug, dining room, playroom, or even a ground-floor bedroom, depending on your needs. At the heart of the house is a spacious double-aspect dining room, which also provides plenty of versatility.

Exploring Upstairs

There are three generously sized bedrooms on the first floor. The largest, located at the front of the property, includes an ensuite bathroom. Both the principal bedroom and the second bedroom have built-in wardrobes with further storage located on the landing. Each bedroom enjoys far-reaching views across the property's paddocks and beyond. A family bathroom serves bedrooms two and three, with an adjacent sauna offering the perfect location to unwind after a busy day.

Step Outside

Stepping out to the rear of the property, you'll find a fenced garden area, primarily laid to lawn with well-stocked borders. This desirable south-facing garden enjoys sunlight for most of the day.

The Mane Event

This home is a dream come true for any horse owner, equipped with all the necessities required for an easy transition. The property features a block of six stables, along with a tack and feed room, which the owner notes had a new roof added 3-4 years ago. The stable block is connected to mains electricity and water for extra convenience. Behind the stable block is a 40 x 20m sand menage.

The grazing land is divided by post and high-tension mesh fencing into three paddocks, with the largest to the rear measuring approximately 2.5 acres (STMS). This paddock includes a mains-connected water feeder and abuts farmland, with surrounding mature trees sheltering it from the elements.





























INFORMATION

On The Doorstep...

Tivetshall St Mary is a charming village located in the heart of Norfolk, offering a peaceful rural lifestyle while still being conveniently connected to nearby towns and cities. The village boasts a rich history, with its origins dating back to the medieval era. The local parish church, St. Mary's, is a beautiful example of the area's heritage and showcases stunning architecture. The charming local pub, The Ram, is open daily, serving breakfast, lunch, and dinner and offers room bookings for those visiting the area.

How Far Is It To...

Tivetshall St Mary is well-placed for access to the market town of Diss (7 miles), where you can find a range of amenities including shops, cafés and schools. For those needing to commute or seeking a day out in the city, Norwich is only 30 minutes away by car and offers a vibrant mix of cultural attractions, shopping and dining. Both Diss and Norwich offer direct rail links into London (90 minutes and 110 minutes respectively).

Despite its rural setting, Tivetshall St Mary is well-connected by road, making it easy to explore the wider Norfolk and Suffolk areas. The village is perfect for outdoor enthusiasts, with numerous walking and cycling routes weaving through the scenic countryside, providing opportunities to enjoy the natural beauty of the region.

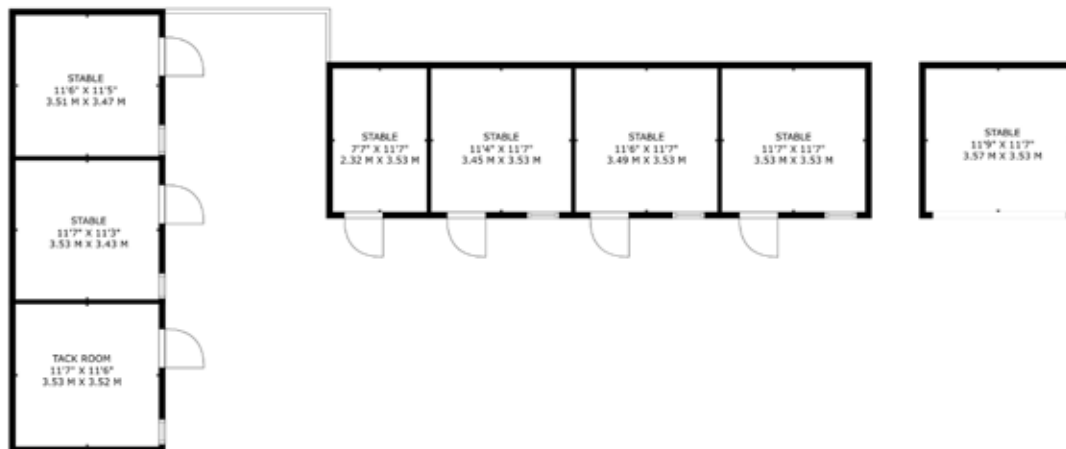
Directions: Proceed from the market town of Diss along the A140 in a northerly direction - towards Norwich. At The Ram public house take a left-hand turn onto Ram Lane. The property can be found a short distance along on the left-hand side.

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... reviews.king.sundial

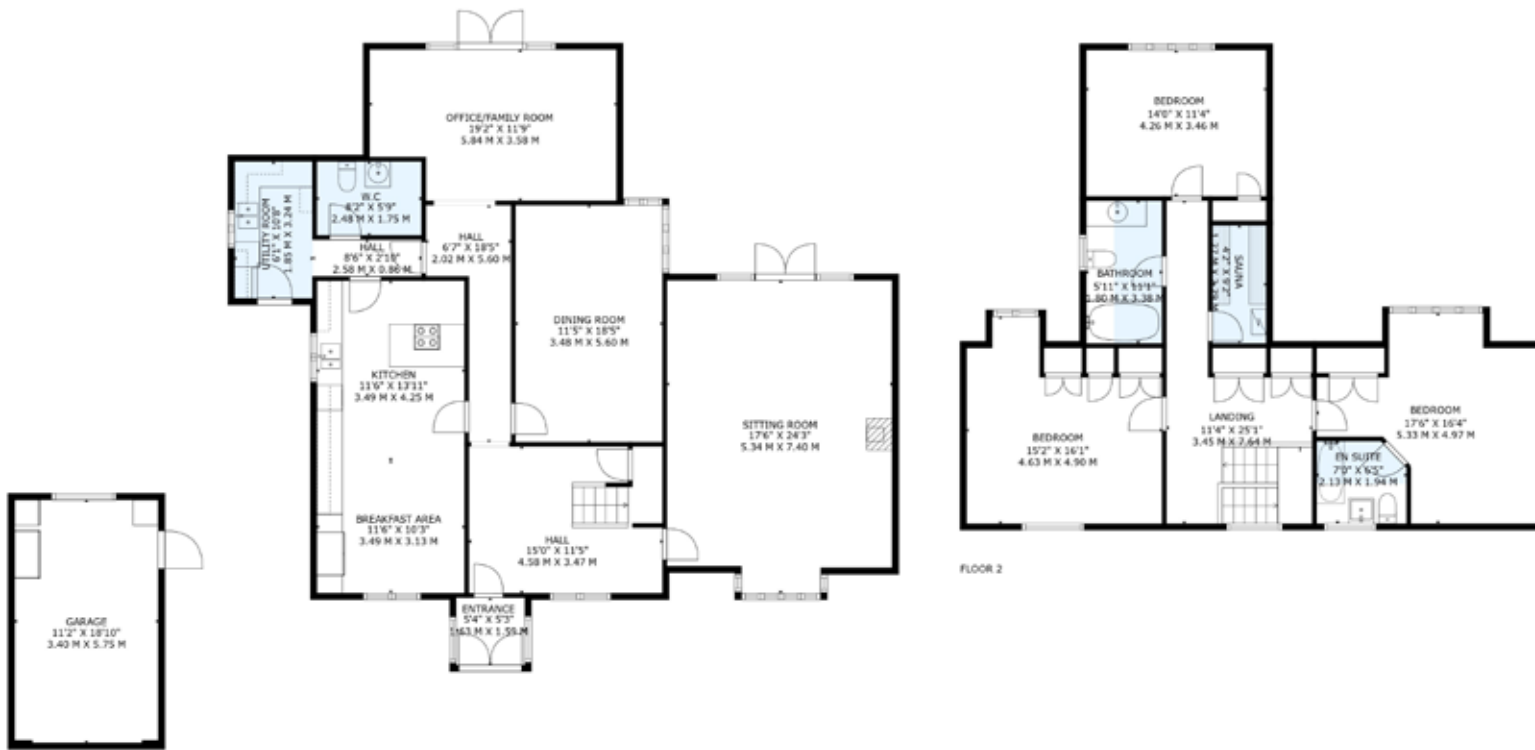
Services, District Council and Tenure

Air Source Heating, Mains Electricity, Water & Drainage.
Broadband Available – current provider is Sky via Satellite, we are informed that there is fibre cable in the road which may be connected to with a local network (currently not connected).-please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.ofcom.org.uk - to check Mobile/Broadband Availability
South Norfolk District Council - Tax Band F.
Freehold



TOTAL: 560 sq. ft, 52 m2
FLOOR 1: 560 sq. ft, 52 m2
EXCLUDED AREAS: TACK ROOM: 134 sq. ft, 12 m2, STABLE: 884 sq. ft, 81 m2
All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcpp.





FLOOR 1

FLOOR 2

TOTAL: 2512 sq. ft, 233 m2
 FLOOR 1: 1726 sq. ft, 160 m2, FLOOR 2: 786 sq. ft, 73 m2
 EXCLUDED AREAS: GARAGE: 210 sq. ft, 20 m2, LOW CEILING: 177 sq. ft, 16 m2

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



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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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