



Spindle House
The Street | Knapton | Norfolk | NR28 0AD

MAKING A SPLASH



“A unique modern home just five minutes from the coast, sitting in a sleepy Norfolk village with glorious open countryside on the doorstep, this property is nestled in a truly idyllic spot. Generous gardens are home to abundant wildlife, with a roof terrace where you can soak up the sun and take in the views. Inside, the well-proportioned rooms are perfect for family life or entertaining and have a comfortable flow, with enormous flexibility. The icing on the cake? A lovely indoor pool, with doors to a south-facing terrace, sure to be a hit with all your friends and family!”



KEY FEATURES

- A Unique Modern Home situated in the Coastal Village of Knapton
- Five Bedrooms – Two on the Ground Floor
- Two Bath/Shower Rooms
- The Principal Bedroom benefits from Access to a Roof Garden
- Kitchen/Dining Room: Separate Utility Room and Boot Room
- Sitting Room
- Indoor Heated Swimming Pool
- The Gardens extend to 0.6 of an acre and include a Vegetable Garden and Two Summerhouses
- Double Garage & Large Gated Driveway provides Plenty of Parking
- The Accommodation extends to 3,250sq.ft
- Energy Rating: D

This attractive and impressive home sits in a lovely position within a quiet yet welcoming Norfolk village, with fields to the rear and views of St. Peter and St. Paul's church. It's been renovated top to bottom by the current owners and comes to the market with no work to do, so you can enjoy it all right from the start. Imagine hosting pool parties, or having cocktails on the roof terrace as the sun sets, gathering family for big birthday celebrations in the open plan interior, and making memories together. This is a home that has so much to offer – a must see!

The Hard Work Done For You

When the current owners came here 16 years ago, they fell in love with the location of the property, and with the garden, and loved the space on offer, as well as the personality of what is now their home. A modern build, it still has character, with rooms on different levels and light pouring into rooms that are wonderfully spacious. At the time, the house needed a little updating, so they decided to do a full renovation, stripping the property right back so they could insulate, with new ceilings, skirting, coving, doors, a beautiful white oak staircase, a new kitchen and new bathrooms, all with underfloor heating, plus total redecoration. The result is a charming and comfortable place anyone would be more than happy to call home.

A Happy Home

The main living areas are semi open plan but clearly defined. The sitting room is a fantastic size, and has a triple aspect, so it's wonderfully light and airy. It's part open at one end to the dining room, which in turn is open to the kitchen, creating a fabulous sociable space where people can gather and where whoever's cooking can still be part of the conversation.





KEY FEATURES

A wood burner in the sitting room can warm this whole part of the house and add a lovely cosy feel. There's also a boot room and separate utility, which is incredibly practical – you can come in from the garden or from walking the dog and keep muddy boots (and paws!) contained. Also on the ground floor is a central reception hall, which is almost a room in itself and offers access to two ground floor bedrooms, a bathroom with freestanding bath and shower, plus a cloakroom. This part of the house could be used as a granny annexe, with one of the bedrooms being a sitting room. Upstairs you'll find a further three bedrooms and a shower room. The principal bedroom is a really good size and has a triple aspect, making the most of the setting. Double doors lead out onto the roof garden, where the owners enjoy winding down on summer evenings or soaking up the sun during the day. The swimming pool is also part of the house but can be securely contained to keep little ones safe. The owners have enjoyed having the pool and it's certainly been a hit with friends and family. Summer barbecues and pool parties always draw a crowd! But if you'd rather use the space for something else, you could fill in the pool and create an amazing large and sunny room opening onto the south-facing patio beyond.

Rural Life At Its Best

The owners are keen gardeners and have lavished care and attention on the gardens here. They have planted to attract wildlife and have created different seating areas to take advantage of the light throughout the day and colour throughout the seasons. There's a vegetable plot where you can grow your own, plus two summerhouses, one positioned to catch the evening sun and another that's set up as a bar. The owners have a dog and say that the walks around here are brilliant, with footpaths connecting you to Bacton, Walcott, Mundesley, Edingthorpe and North Walsham. Within Knapton itself there's a village hall that hosts yoga classes and the like, as well as a football ground with a clubhouse that's open to the public as a social club, so you can take a stroll down there for a drink, or head to a quiz night. Nearby Mundesley has a variety of shops, including an excellent bakery, while North Walsham offers larger supermarkets, a high school, train station and more. This part of Norfolk offers easy access to a beautiful stretch of coastline, but it's much quieter than neighbouring North Norfolk and there are plenty of places where you can have the beach pretty much to yourself.





























INFORMATION



On The Doorstep

The village of Knapton is situated in an unspoilt area of open countryside about 18 miles to the north of Norwich, the cathedral city and regional centre of East Anglia. The nearest coast at Mundesley is under 2 miles and has excellent sandy beaches. The historic market town of North Walsham is about 3.5 miles south and provides excellent shopping and banking facilities. There is also a local train station in the town with trains to Sheringham on the coast and to Norwich with regular connecting trains to London Liverpool Street. Norwich also has an expanding airport with regular connections to Schiphol .

How Far Is It To?

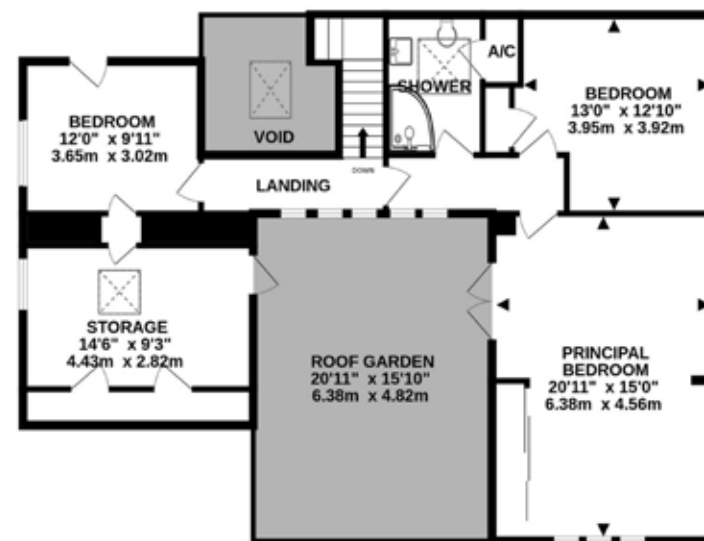
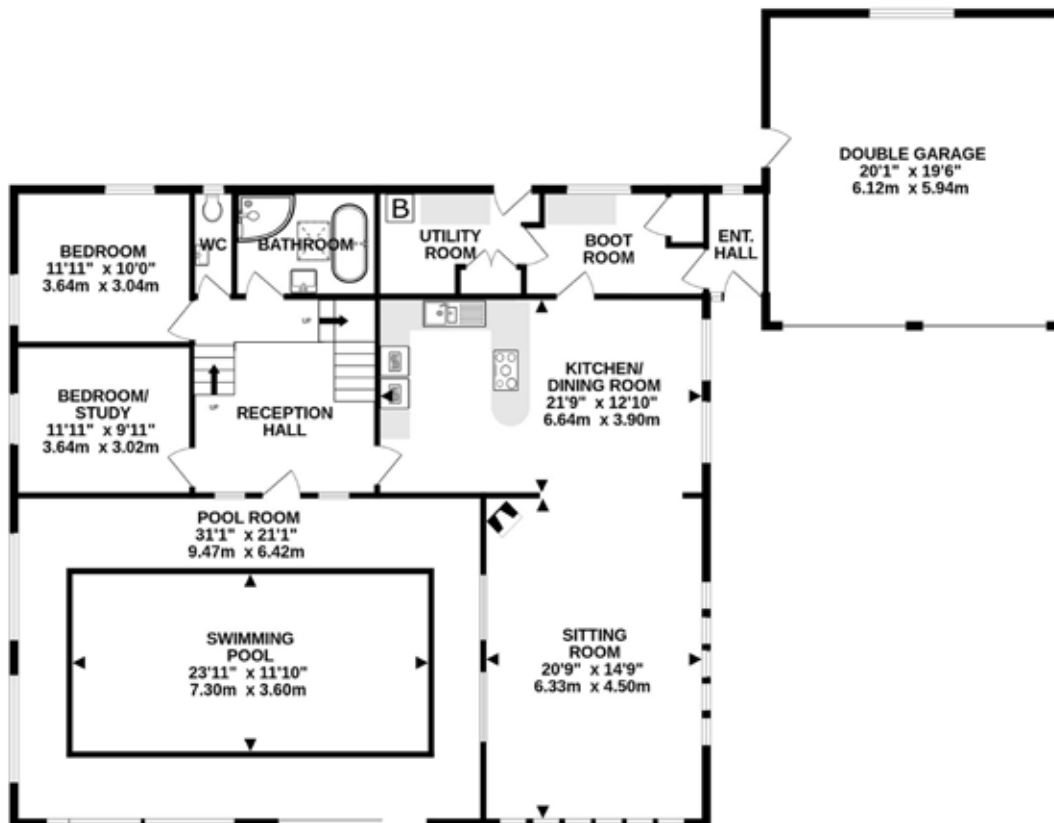
The North Norfolk coast with its renowned sandy beaches, bird reserves and excellent sailing facilities is close by. The Norfolk Broads are within easy reach and Wroxham the acknowledged centre of the Broads network is about 14 miles. The picturesque Georgian town of Holt is about 17 miles and has excellent shopping facilities as well as being renowned for being the home of Gresham's public school. Further along the coast is Beeston Hall preparatory school for girls and boys. Golf is available at Royal Cromer, Sheringham, Mundesley and the Links at West Runton.

Directions

Leave Norwich on the B1150 North Walsham Road, and travelling through Coltishall continue towards North Walsham. Turn left onto the North Walsham bypass towards Cromer and Mundesley, continue on the B1145 towards Mundesley and in the village of Swaffield bear sharp right following the sign towards Mundesley and Knapton. About 2 miles from the village of Swaffield there is a sharp right hand turn, follow this road towards Knapton. Upon reaching the centre of Knapton take a sharp left hand bend, continue straight over into The Street, and the property can be found on your left hand side.

Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage
Broadband Available - the vendors use BT
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
North Norfolk District Council - Council Tax Band F
Freehold



TOTAL FLOOR AREA : 3250 sq.ft. (301.9 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
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
(94-100)	A		
(81-93)	B		
(69-80)	C		
(55-68)	D	63	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			

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