



Yardleigh House  
Kerdiston Road | Reepham | Norfolk | NR10 4LQ

# PERFECT PROPORTIONS



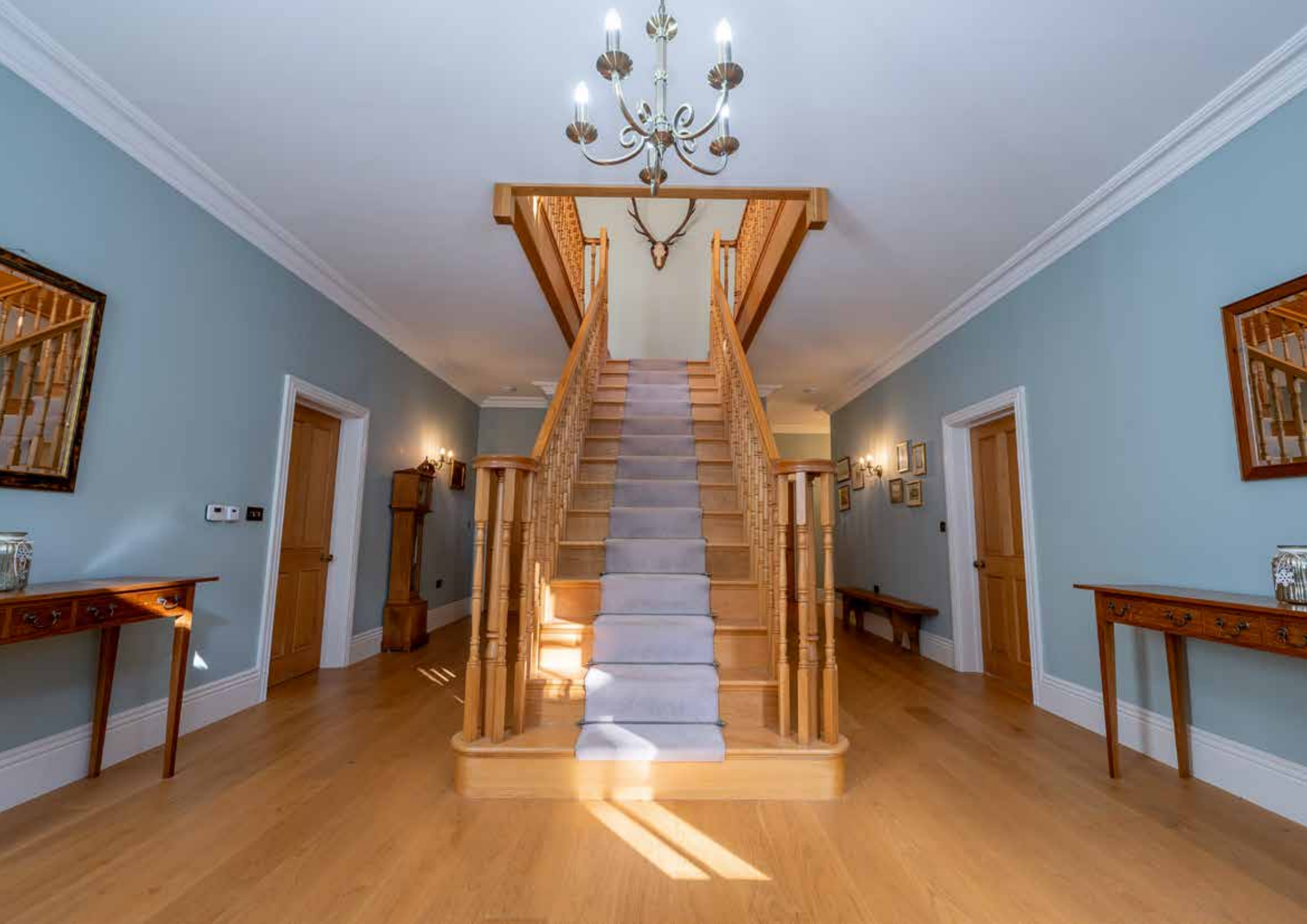
“If you’re looking for wow factor, you’ll find it here.

From the beautiful brick frontage to the spectacular master suite, this is a real gem!

A highly impressive modern home that combines the elegance and grace of the Georgian era with the ease of a contemporary property.

In a superb location, right on the edge of the desirable market town of Reepham, you can enjoy great peace and privacy here, yet you have all the amenities of a thriving community on the doorstep.”





# KEY FEATURES

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- A Handsome Modern, Georgian Style Property situated to the edge of the Market Town of Reepham
- Set Over Three Floors with Four Bedrooms to the First Floor and Two on the Second
- Six Bedrooms: Five Bath/Shower Rooms
- The Master Bedroom benefits from a Dressing Room and En-Suite
- Kitchen/Breakfast Room with Separate Utility, Cloakroom and WC
- Two Reception Rooms and a Study
- Substantial Detached Garaging with Workshop, Carport and Self-Contained Annexe Above
- The Grounds extend to 0.75 of an acre (stms) and include a Detached Garden Studio
- Energy Rating: C

This architect designed property was built by a local couple as their dream home. Nestled comfortably opposite the woods in a quiet position on the edge of Reepham, it offers the ideal balance of town and country, modern and traditional, with a superb finish throughout the spacious accommodation. Rarely do properties like this become available – don't miss your chance to make this incredible home your own.

## Standing Out From The Crowd

Where once stood a builders' yard, today stands a magnificent Georgian-style mansion, with a wonderful brick, symmetrical frontage and tall sash windows. The elegant box hedging to the front enhances the period feel of the property and perfectly suits the grandeur of the house. The property build was started in 2014, with the owners moving in, April 2017, the current owners working closely with a conservation officer to make sure that the exterior and proportions of the property sat comfortably on the edge of a town known for its attractive Georgian and period buildings. It was important to the owners that the rooms had high ceilings, fireplaces and large sash windows and that's exactly what you'll find here. Spacious rooms flooded with light and finished to an exacting standard with no expense spared – altogether creating a luxurious and sumptuous feel.

## Instantly Impressive

First impressions count and as soon as you step inside the grand reception hall here, you're instantly wowed by the individually designed aged oak staircase, the hand-carved wood beautifully smooth and tactile. The wood used for this was felled by the owner's father and stored for many years, so it really is a true one-off.







# KEY FEATURES

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As with any fine Georgian home, there's a reception room to each side of the hall, one a beautiful living room with a dual aspect, doors to the terrace and a classic stone fireplace. On the opposite side there's an elegant dining room where you can comfortably seat 12-14 people. The kitchen is found to the rear, with plenty of space for informal dining, a central island, plus French doors onto the aforementioned terrace. On a practical note, there's a private study tucked away at the rear of the house, as well as a utility room, boot room and cloakroom. The ground floor lends itself to entertaining, with such a wealth of space where you can effortlessly accommodate a crowd. The owners have celebrated many special occasions here, including their ruby wedding, milestone birthdays, Christmas dinners (you can imagine how well this home lends itself to dressing for the festive season!), and a New Year's Eve party for 60. What's also handy is that you have plenty of bedroom space upstairs for overnight guests...

## Space Galore

The bedrooms and bathrooms are spread over two floors, so you have the option to keep the top floor for guests or visiting grandchildren, or for teens who love to have their own space. The master suite is truly special, with a dressing room, a walk-in shower and a wonderful, curved freestanding bath. All four bedrooms on the first floor are en-suite, with the addition of a playroom a lovely bonus. On the second floor there are two more doubles, a shared bathroom and access to ample eaves storage. Outside, there's a large courtyard parking area and a large outbuilding with a cart lodge, garaging and a workshop. Above this you'll find a self contained annexe, ideal for adult children living at home, for running a home business, for an au pair or nanny or for guests. In addition to the sheltered, sunny terrace and formal front garden we previously mentioned, you have a large lawned area that gets the sun all day long. At the end of this is a summerhouse that the owners use as a bar and entertaining area – perfect for summer parties. There is a rainwater harvester tank in the garden which is ideal for watering the vegetables and flowering plants/pots. The whole garden is screened by mature trees, so it's wonderfully private. Your neighbour is the tennis club and you have woodland over the road, so it's a peaceful spot and you'll see deer wandering the lawn, buzzards overhead, green woodpeckers, finches, pheasants and more. You're close to the Marriott's Way and a number of footpaths, so walking is a pleasure. The town still has a weekly market, as it has since the 13th century, and there are lots of excellent shops and places to eat. The schools are another highlight and the high school and sixth form here are particularly desirable, being rated 'Outstanding' by Ofsted.





















































# INFORMATION

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## On The Doorstep

Reepham has a large selection of shops including a small supermarket, several cafes and The Dial House – boutique bed & breakfast and wine bar. There is an art gallery, antique shops, newsagent, post office, library, health centre, pharmacy, butchers, whole foods and hardware store plus a further two public houses. It also has a highly regarded primary school and an 'outstanding' secondary school with adjoining sixth form college.

## How Far Is It To?

The market town of Aylsham is around 7.5 miles away and offers larger supermarkets and a wide selection of amenities as well as Blickling Hall on its doorstep. Around 13.5 miles north is the Georgian Town of Holt which provides a wide variety of shops, restaurants, galleries and individual boutiques as well as the highly regarded Gresham's school. The cathedral city of Norwich is approximately 12 miles to the south where there is an extensive range of leisure and cultural facilities as well as a main line rail link to London Liverpool Street and an International Airport. The Norfolk Broads and the coast are both less than 20 miles distant.

## Directions

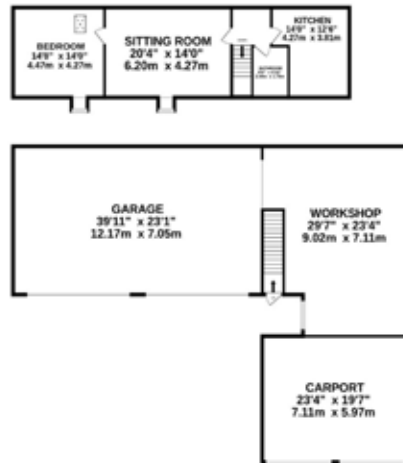
Leave Norwich on the Reepham Road passing through Hellesdon and Alderford. Continue onto the village of Booton and proceed along the Norwich Road. Turn right onto The Moor and then left onto New Road. Turn left onto Station Road and then right onto Kerdiston Road and the property will be found on the right hand side near the Tennis Club.

## Services, District Council and Tenure

Air Source Heat Pump with Underfloor Heating to Ground and First Floor  
Mains Water and Drainage  
Ultra Fast Broadband Available  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) - for Broadband/Mobile availability  
Broadland District Council - Council Tax G  
Freehold



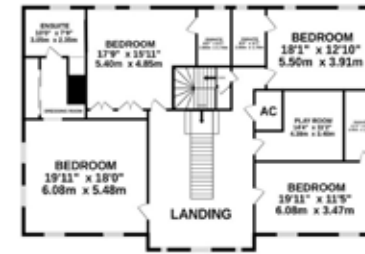
ANNEX AND GARAGE  
2794 sq ft. (258.5 sq.m.) approx.



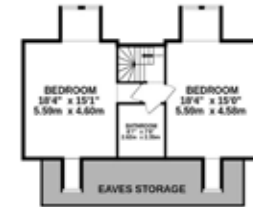
GROUND FLOOR  
2004 sq ft. (186.2 sq.m.) approx.



1ST FLOOR  
2040 sq ft. (189.5 sq.m.) approx.



2ND FLOOR  
786 sq ft. (72.6 sq.m.) approx.



TOTAL FLOOR AREA : 7623 sq.ft. (706.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
(94-100)	A		
(81-93)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		73	75
EU Directive 2002/91/EC			
www.epcrea.com			

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

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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

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To find out more please visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)



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