



Sneath Farm
Great Moulton | Norwich | Norfolk | NR15 2HU



EQUESTRIAN HEAVEN



Fifty years ago, the current owners purchased this Grade II listed, chocolate box cottage and made it their home, running a successful equestrian business here. Tucked away in private gardens, with thatched barn, stables, tack room, lunging pen, outbuildings and eight acres stretching away from the house, this peaceful home is ripe for new owners to create their own history here and has potential for expansion. Perfectly positioned in the active village of Great Moulton, this property offers opportunity for a rural lifestyle within easy reach of modern-day living necessities.



KEY FEATURES

- Grade II Listed Thatched Cottage
- An Array Out Buildings Including A Superb Thatched Barn
- Approximately Eight Acres - Some Post and Rail Fencing
- Stable Block - 10 Boxes In Total
- Excellent Riding Out On Local Bridleways
- Two Bedroom Cottage
- Potential To Increase The Accommodation - subject to the usual consents being obtained
- Been In The Same Family For Around 50 Years

No Onward Chain. Recently decorated throughout, this stunning cottage and barn were thought originally to be part of a working livestock farm. The cottage simply oozes character and is ready now for new owners to make their mark here. Not only is there potential for expansion of living accommodation, the eight acres offer the equestrian enthusiast a ready-made horsey home.

Step Inside

Stepping inside the welcoming, tiled entrance hall you find a quirky south facing conservatory to your left, whilst ahead is the roomy family bathroom and to the right a well-proportioned sitting room leading to dining room with great storage and kitchen. From the kitchen a link walkway used as a boot/coats room, takes you to laundry room and the out to the stables and barn.

Rural Rustic Charm

The Grade II listed cottage has retained its rustic charm in so many ways – the timber frame, reed thatched roof, exposed beams and weathered floors could surely tell a tale or two. The dining room and kitchen were originally the other way round so there might be flexibility to change the room use here as required. The sitting room with stunning parquet floor is a wonderful space for family and friends to gather. With the beautiful brick fireplace and log burner, this room begs you to hunker down on a chilly evening, but with dual aspect windows this is a sunny space in summer too. The conservatory comes complete with vines – the owner planted this as a young vine and used to hand pollinate the flowers to ensure good grape crop – being south facing you can grow the wine, then drink it, in this sunny space. The house was re-thatched in 2016.





KEY FEATURES

Barn Potential

The current owners had the linked walkway, running from the house to the outbuildings, constructed to allow for potential renovation of the huge, thatched barn. Re-thatched in 2023 the barn is currently used for agricultural storage with the first floor used for many years as office space for the equestrian business. It now offers potential to convert to a two-storey living accommodation, subject to the usual planning regulations of course, and could be fantastic for multi-generational living or for families with older children to have their own “digs”.

Exploring Upstairs

Stairs lead you to two charming bedrooms, the principal bedroom is served by ensuite and dressing room and the other bedroom is of large size with fitted wardrobes. Both rooms offer lovely views the gardens.

Step Outside

This picture -perfect cottage is approached from a long driveway taking you to the stable yard with ample parking for several cars, great for having friends and family visit and for horse transport. Set in very private formal gardens with mature shrubs and trees, the garden offers a haven for the green fingered buyer. The property benefits from a further eight acres which include post and railed paddocks and lunging pen - an equestrian dream with ten stables (used until just six months ago) five of which are modern internal stables in a deciated barn with tack room and the other five are in the yard linked to the house and there are bridleways immediately accessible from the field. There are various outbuildings, some previously used as aviaries, and of course the superb recently thatched huge barn.

On The Doorstep

Great Moulton is a quiet village close to Long Stratton, between the larger town of Diss and the city of Norwich. Located close to the A140, which connects Norwich to Ipswich, the village is well-served with an active village hall and the popular Fox and Hounds pub and restaurant.





















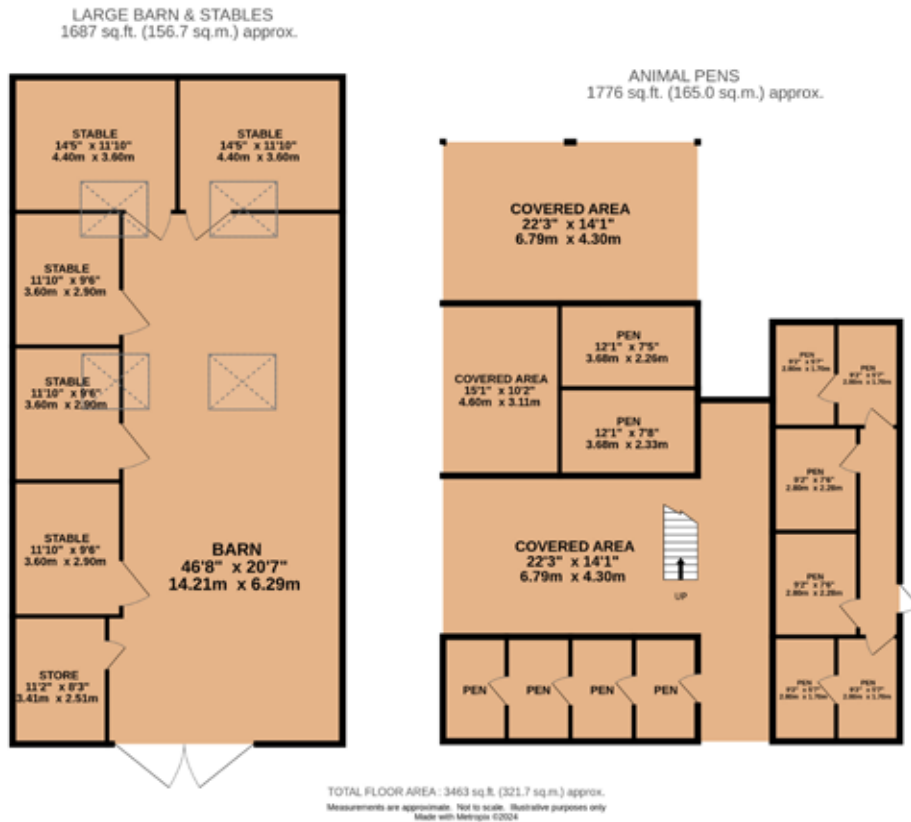








INFORMATION



How Far Is It To....

Primary schooling is available in the close by villages of Aslacton, Forncett and Tivetshall, progressing to Long Stratton High school. Long Stratton has veterinary clinic, supermarkets, health centre, leisure centre, petrol station, and a range of cafes and restaurant plus good bus service. For commuters and travellers, Diss is just 10 miles away for connection by rail to London in 90 minutes and the cathedral city of Norwich has an international airport.

Directions

The property is located in High Green Great Moulton.

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... [///apartment.steams.examiner](http://apartment.steams.examiner)

Services, District Council and Tenure

Oil Fired Central Heating

Mains Water & Electricity – Private Drainage (Septic Tank)

Broadband Available – Current provider is Sky - please see www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk - to check

South Norfolk District Council - Tax Band E

Tenure: Freehold



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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