



Westwode Farm
Deopham Road | Morley St. Botolph | Norfolk | NR18 9DF

FINE & COUNTRY

SADDLE UP!



“Combining period character and contemporary open plan living, this once small cottage is now a fabulous family home. Sitting in 6.5 acres with paddocks, stables and further outbuildings, it’s an equestrian dream. You’re in the middle of open countryside here, but just a short drive from Wymondham and Attleborough, the A11 and the A47, so it’s an excellent location all round.”



KEY FEATURES

- A Beautiful Period Home surrounded by Field Views in the Village of Morley St. Botolph
- The Property offers Flexible Accommodation as a Family Home or the Opportunity for Multi-Generational Living with an Annexe
- In Total Four Bedrooms and Four Bath/Shower Rooms
- Two Open Plan Kitchen/Dining/Living Rooms, both with Separate Utility Rooms
- Family Room and Snug
- The Gardens and Grounds extend to 6.5 acres (stms) (Darren needs to measure this)
- The Outbuildings are Extensive and include a Very Large Barn with Two Additional Storage Buildings, Four Stables, Cart Lodge, Workshop and a Summerhouse
- The Accommodation extends to 2,759sq.ft
- Energy Rating: D & C

If you're looking for a spacious yet cosy family home that has a good amount of land and outbuildings, this is the place for you. With no work to do on the house, you can move straight in and enjoy the lifestyle you're looking for. It's all set in a lovely position, secluded but not isolated, convenient for desirable schools in an area with easy access across the region.

A Real Character

Where once stood a small farm worker's cottage, today stands a fine family home. Over the past 22 years, the owners have renovated the original house and extended it significantly. It now works as one good size family home or two properties, one over two floors and one single storey, so it's also perfect for multi-generational living. It also has an interesting history. The original cottage would have faced the road and been thatched, dating back to the early 1800s. This burned down and was rebuilt, facing the other way, in 1908. You can still see some of the footings from the former property in the front garden and there's an original well too, although this is securely covered with a grid to make it safe for little ones. The house combines the character and cosy atmosphere of the original parts with a stunning open plan living space that today forms the heart of this impressive abode.





KEY FEATURES

Two Become One

As you enter the property, you move through a hallway into a magnificent open plan kitchen with plenty of space for dining, plus a seating area with a log burner. This large part of the home is the perfect hub for day-to-day family life and social occasions alike and the owners have enjoyed many a celebration here with family and friends. One of the owners is a keen cook, so the kitchen has been well designed and is a joy to work in, offering both a Rayburn and companion oven. Doors lead out to the garden to the south and north, with windows on three sides allowing the light to pour in throughout the day. In the original part of the house there are two reception rooms, each with another wood burner, so you have space to gather together but you can still find a quiet corner when you need one. The snug would also work well as a ground floor bedroom, and has a cloakroom next door. There's a door from the kitchen into the annexe, which itself is a good size, with two bedrooms, two shower rooms, a utility, kitchen and a living and dining area. It can be used as part of the main house or kept completely separate, depending on your requirements. It also has its own external access. Upstairs in the original part of the main house, you'll find two further lovely dual aspect bedrooms, each with a luxurious en-suite bath or shower room.

Enjoying The Great Outdoors

Outside there's so much more to explore – a cart lodge, stables, workshop, a large barn with additional storage buildings and more, so you can see how versatile this property can be. It's ideal for socialising too, with the hot tub, summerhouse and undercover porch swing. You can be as active as you like, or relax as much as you like. Sit back and watch the herons visiting the pond in the hope of finding a fish, spot the birds in the garden, or roe deer wandering by. You're on a migration route here and the owners have had swans stopping off for a rest a few times. Whilst it feels refreshingly rural, you're surprisingly well connected here, with both Wymondham and Attleborough just three miles away. You're also close to Wymondham College, one of the most desirable schools in the region, and within easy reach of the A11 and A47, which the owners find ideal for travel out of the area.

















THE ANNEXE













INFORMATION



On The Doorstep

Morley St Botolph is a small unspoilt village approximately 2 miles from the A11. The market town of Wymondham is approximately 3 miles distant and has good shopping and banking facilities including excellent schools. The property is well placed for the renowned Wymondham College and private education for girls is available at Hethersett. In addition, is the Norwich School in Cathedral Close, Town Close Prep School, both co-educational and the High School for Girls in Norwich. The town of Attleborough is about 4 miles, which also offers a further range of shopping and banking facilities and there is a rail service from Wymondham and Attleborough with trains to Cambridge and Norwich.

How Far Is It To?

Norwich, the Cathedral City and regional centre of East Anglia is about 13 miles to the north, whilst Diss is about 13 miles to the south and both Norwich and Diss have mainline railway connections to London Liverpool Street. Norwich also boasts 2 shopping malls, theatres, numerous restaurants, bars and an international airport.

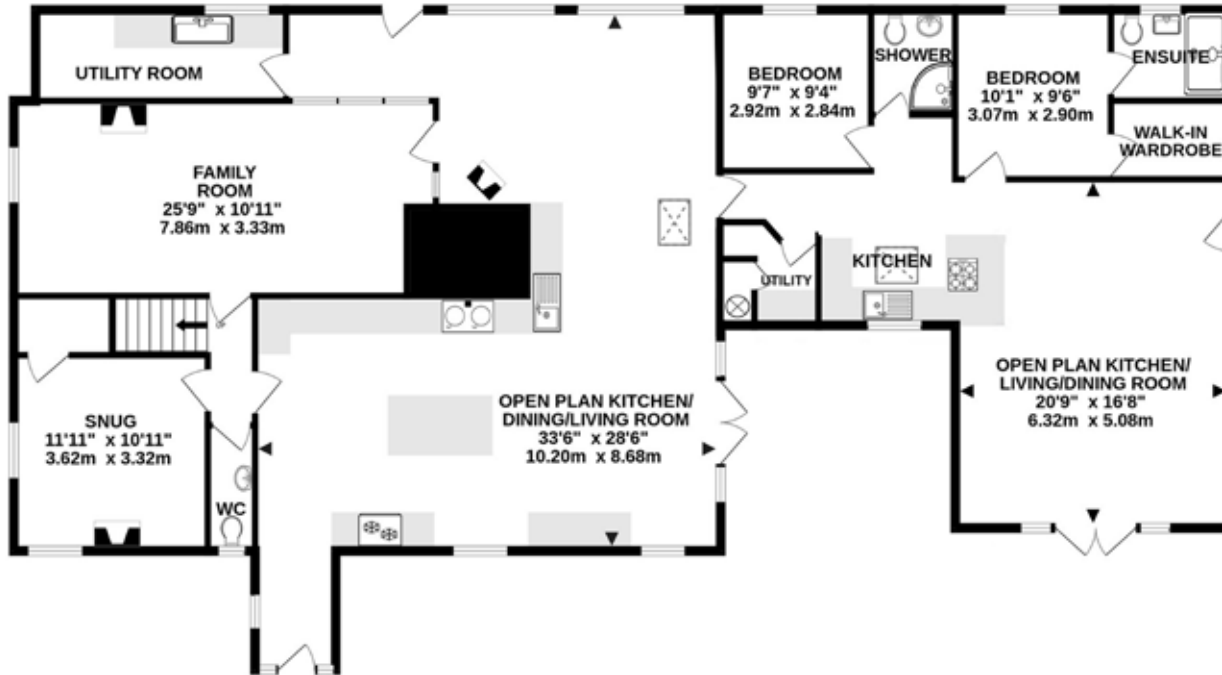
Directions

Leave Norwich on A11 Newmarket Road continue to Thickthorn roundabout then take 2nd exit A11. Continue to slip Road signed Dereham/Wymondham B1135 at roundabout take 2nd exit, continue straight at traffic lights, at next roundabout take 2nd exit, continue to next roundabout take 2nd exit, that turn right into Morley Lane. Continue on that road for 3 miles and Westwode Farm will be found on the left.

Services, District Council and Tenure

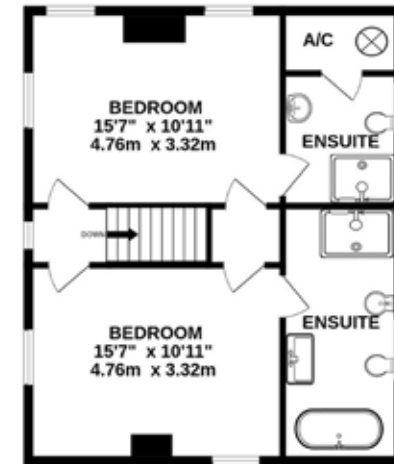
Oil Central Heating to Main Dwelling plus Underfloor Heating to En-Suites, Kitchen/Dining/Living Area and all of the Annexe
LPG Gas Bottles for Gas Hobs, Mains Water, Cesspool Drainage
Solar Panel System (located on the stables) provides a Yearly Tax Free Income of approximately £1900 to £2200 depending on the Sun
Fibre Broadband Available - vendor uses BT
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
South Norfolk District Council - Tax Band F
Freehold





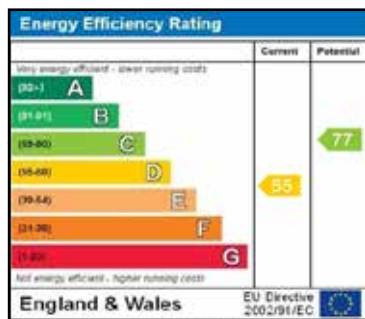
GROUND FLOOR
1371 sq.ft. (127.4 sq.m.) approx.

ANNEXE
790 sq.ft. (73.4 sq.m.) approx.



1ST FLOOR
597 sq.ft. (55.5 sq.m.) approx.

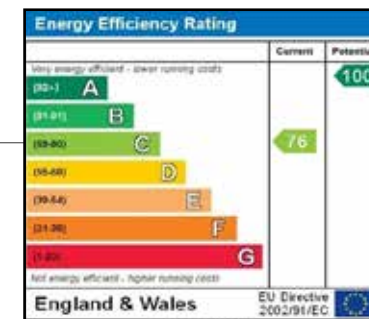
EPC FOR MAIN HOUSE

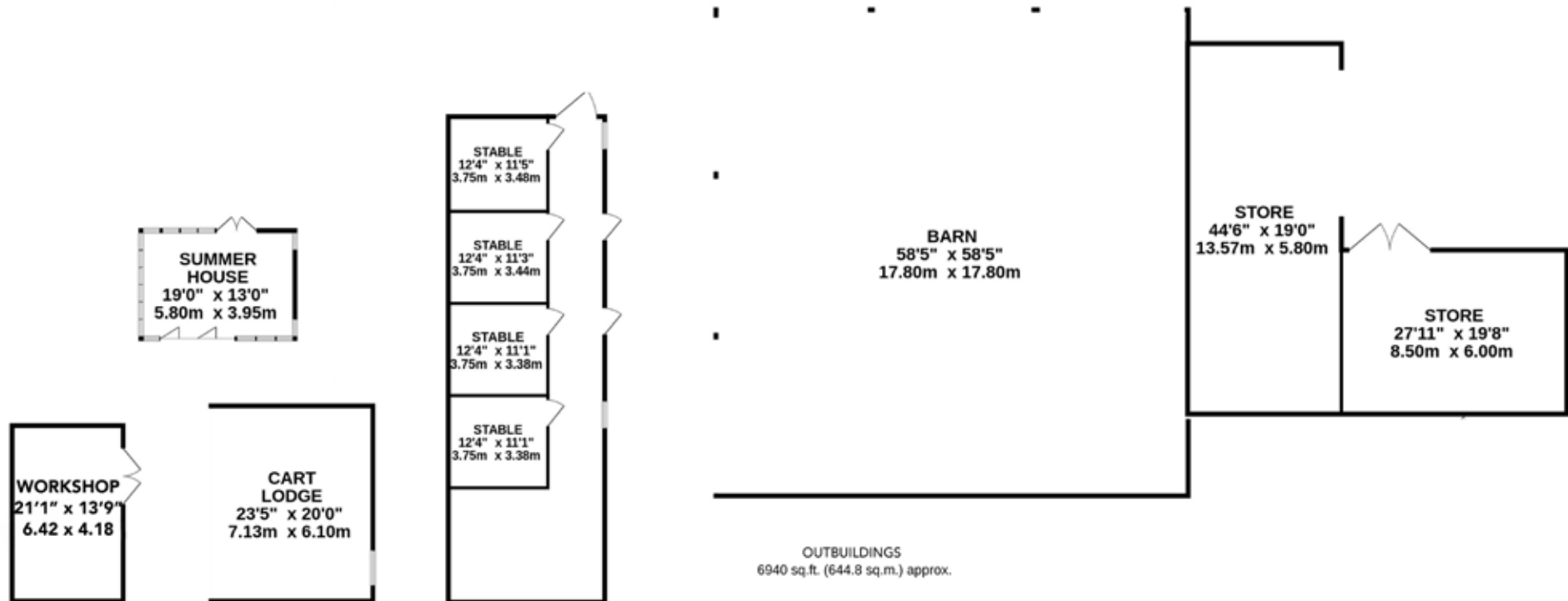


TOTAL FLOOR AREA : 2759 sq.ft. (256.3 sq.m.) approx.

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
Made with Metropix ©2024

EPC FOR ANNEXE





FLOOR AREA - MAIN HOUSE : 1968 sq.m. (182.9 sq.m.) approx.
FLOOR AREA - ANNEXE : 790 sq.ft. (73.4 sq.m.) approx.
FLOOR AREA - OUTBUILDINGS : 6940 sq.ft. (644.8 sq.m.) approx.
TOTAL FLOOR AREA : 9698 sq.ft. (901.1 sq.m.) approx.

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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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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.

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