



Carfield Farmhouse  
Griston Road | Merton | Norfolk | IP25 6QG

# RISING TO EVERY OCCASION



Set within approximately 2.9 acres (stms) of established grounds, this traditional 4-bedroom former farmhouse, dating back to circa 1825, offers an elegant blend of period character and versatile modern living. It is designed for today's evolving family needs with a superbly converted annexe and outbuildings for further development if required.



# KEY FEATURES

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- Delightful Red Brick Former Farmhouse
- 2.9 Acres - (stms)
- Indoor Lap Pool Within Garden
- Excellent Annexe
- Three Bedrooms in Main House and Two in The Annexe
- Lovely Sitting Room and Dining Room Plus Garden Room
- Kitchen Breakfast Room and Utility
- Annexe Has Own Kitchen and Wet Room
- Double Garage

The current owners moved just a few miles to renovate this home, and were attracted by the wonderful location, perfectly positioned to capture fabulous open views across its grounds and also by the potential of the outbuildings. A much-loved family home for over 30 years it has been well maintained with new roof eight years ago and some recent re-fencing, and the property is now ready for new owners to make their mark and enjoy their own fun family times here.

## Step Inside

Rich in character and warmth, this inviting home offers versatile, thoughtfully arranged accommodation ideal for modern country living. A traditional covered porch opens into a spacious entrance hall, where a convenient ground floor shower room sits immediately to the left, perfect after countryside walks or gardening. Ahead, the beautifully proportioned living room highlights weathered beams and a striking tall brick fireplace with log burner - the owners have enjoyed this space as a cosy winter retreat and a naturally cool haven during the summer months. From here, the south-facing sunroom enjoys panoramic garden views and provides a light-filled setting for afternoon tea or memorable family gatherings, including festive celebrations seating 12 at the table. A study sits just off the living room, ideal for home working. The elegant, beamed dining room, complete with a traditional open fireplace, offers flexibility as a formal entertaining space, second sitting room, or even a ground floor bedroom if required. Adjacent, the snug benefits from access to a side porch and external door, making it well suited as a private home office for client visits. The triple-aspect, east-facing kitchen/breakfast room is bathed in natural light and forms the heart of the home — a welcoming space where the family usually gather for the first cuppa of the day. With ample room for a large table, conversation flows easily while meals are prepared and with a large walk-in larder just off it, it is every chef's dream! A practical utility room, with its own external door, is conveniently located off the hall.





# KEY FEATURES

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## The Annexe – Independent Yet Connected

A standout feature of the estate is the excellent self-contained annexe, converted from former outbuildings and accessible from the main house via the garage as well as having its own front door. This offers multiple options for use, whether for family requiring accessible facilities on single level, adult children returning home, long-term guests or perhaps a private workspace or rental potential (subject to consents). The accommodation includes two bedrooms, kitchen, wet room and has its own independent oil-fired boiler. This configuration provides genuine independence while maintaining close family connection, the ideal solution for modern multigenerational living. Further sizeable outbuildings, currently housing a shower room and a full-size snooker table and which have welcomed friends for regular snooker evenings, also offer conversion opportunities for perhaps holiday lets, subject to planning.

## Exploring Upstairs

Stairs rise to a spacious landing, from which three well-appointed bedrooms and the family bathroom are accessed. The principal suite features a beautiful original cast iron fireplace and has a gentle step down to a generously sized dual-aspect ensuite. Adjacent, the family bathroom serves the remaining bedrooms. Bedroom two is well-proportioned and equally characterful, complete with its own charming cast iron fireplace. The third bedroom, nestled within the eaves, provides a delightful and imaginative space, perfect as a child's bedroom, playroom, or a private retreat for a teenager. A fourth room offers excellent versatility, ideal as a nursery or home office.

## Step Outside

Approached through traditional double wooden gates, a private driveway leads to a substantial double garage, offering generous parking for residents and guests alike. To the rear, an expansive sun-drenched terrace wraps around the kitchen to the sunroom, perfectly designed to follow the path of the sun throughout the day whilst a charming, curved wall seating area creates a sheltered and intimate setting for refined alfresco entertaining. A unique feature is the private indoor heated swimming pool, set within a striking glazed garden pavilion with all sides opening to wraparound paving. Designed for year-round enjoyment, it offers tranquil views across the land while providing both leisure and fitness appeal. A professional-grade counter-current system allows for resistance swimming, while the thoughtful depth ensures it remains ideal for family fun too, with great-grandchildren loving to splash and play. The space has also proven itself as a remarkable entertainment venue – in the past bespoke timber flooring has been laid over the pool to transform it into an elegant function room where the family have hosted formal dinners of up to twenty guests, catered celebrations, and enjoyed memorable milestone occasions. Extending to approximately 2.9 acres, the grounds present an extraordinary canvas of open outlooks and thoughtfully arranged tree planting, including concentric circular formations and an avenue approach to the entrance gates. The scale of the gardens allows for marquee events, recreational space such as a private football pitch or tennis court, or horticultural pursuits with ample room for greenhouses or polytunnels. For those with equestrian aspirations, the existing outbuildings offer potential for conversion into a stable block, with the surrounding land readily adaptable to paddocks. This is a rare opportunity to enjoy privacy, versatility, and lifestyle in equal measure.





















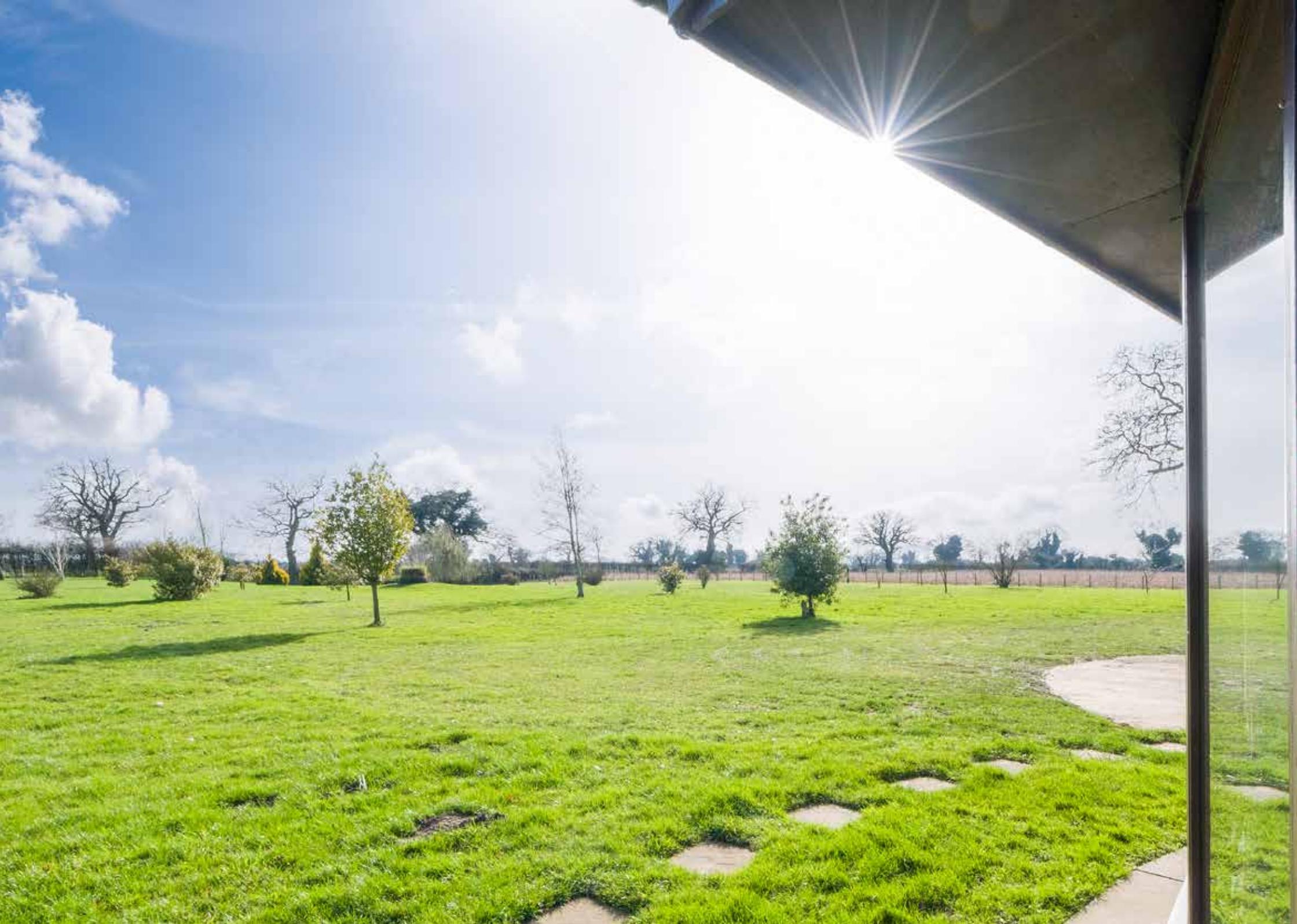


The Annexe



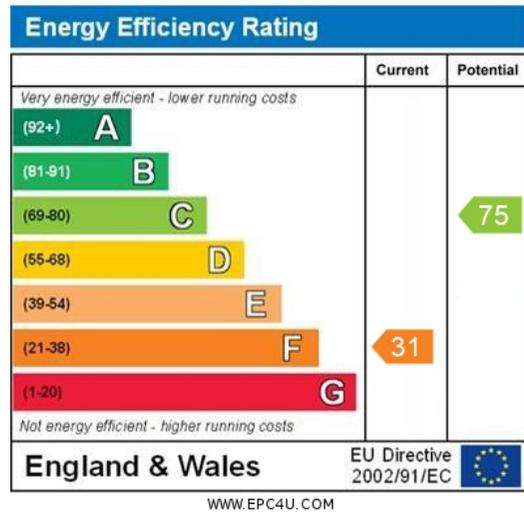








# INFORMATION



EPC  
Main House

### On The Doorstep

The property is situated in Merton, a peaceful village surrounded by farmland and woodland and provides the perfect country escape but with amenities on hand. Thompson and Griston villages close by, offer cosy country pubs serving local ales and food, ideal after peaceful country walks.

### How Far Is It To...

Merton enjoy easy access to the amenities of Watton, providing shops, schools, a GP surgery, and leisure facilities. Both Thetford and Dereham are just a short drive away for wider services and connections, with Thetford offering direct rail links to London Liverpool St. Thetford Forest has a wonderful visitor centre along with Brandon Park offering adventure and play equipment for children plus an extensive network of trails for cycling and walking.

### Directions

The property is located on the Griston Road between the villages of Griston and Thompson.

### 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... What 3 Words Location ///still.soccer.earmarked

### Services, District Council and Tenure

Oil Central Heating (Two separate Boilers- main house & annexe)

Mains Electricity & Water

Drainage - Septic Tank

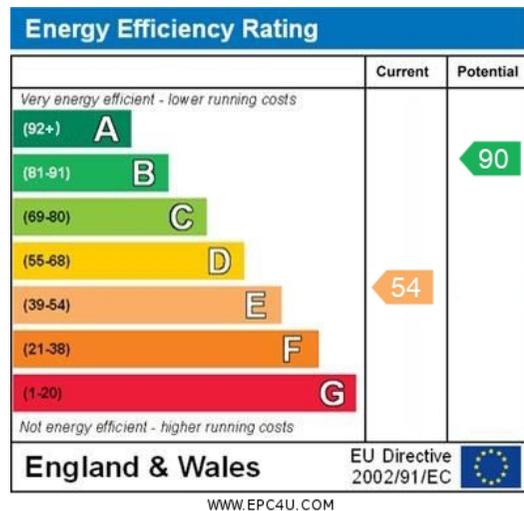
Broadband Available - Fibre to cabinet - but please check [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker).

Mobile Phone Reception - varies depending on network provider. Please see [www.ofcom.org.uk](http://www.ofcom.org.uk) to check.

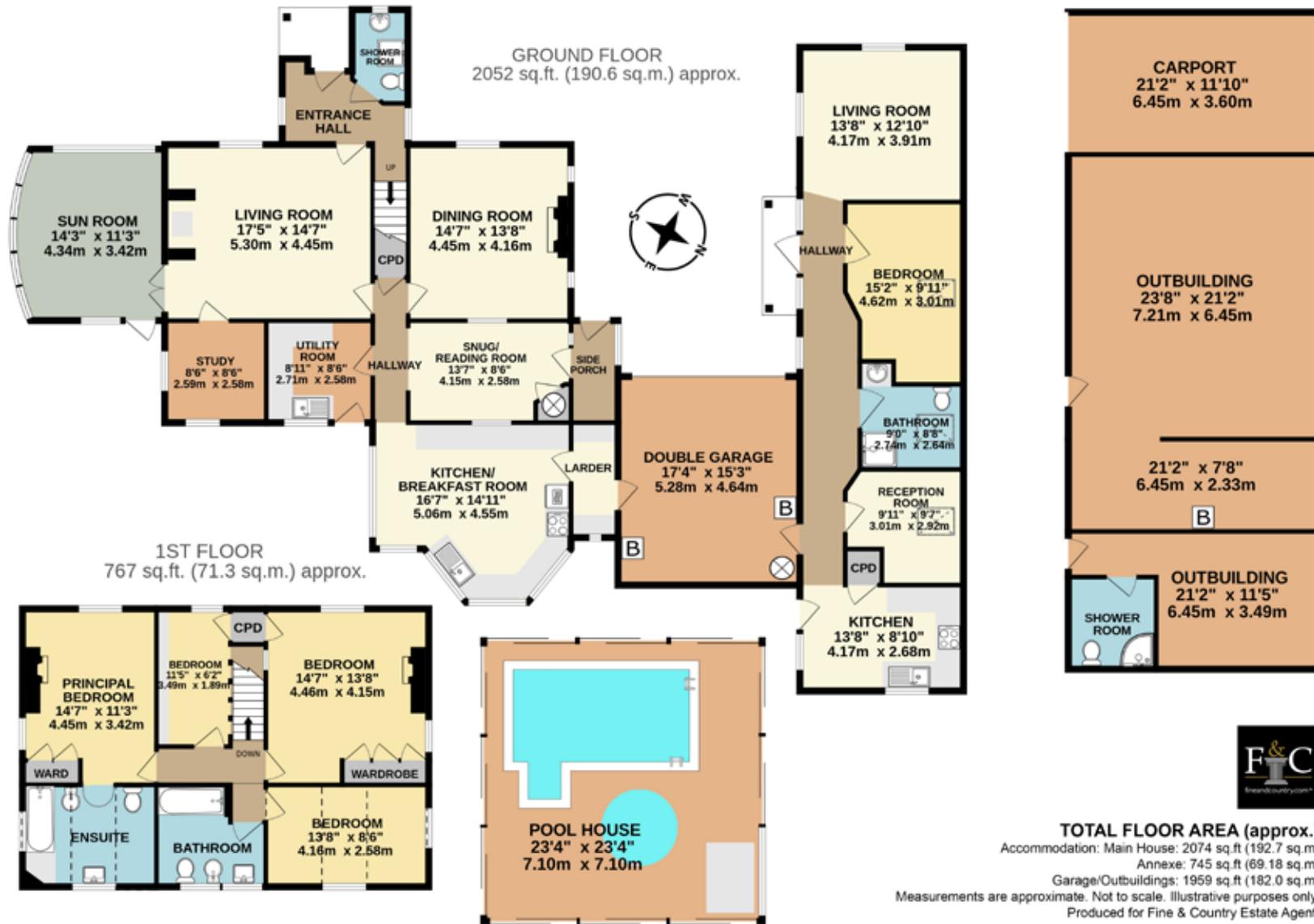
Breckland District Council - Freehold

Main House - Band C

Annexe - Band A



EPC  
Annexe



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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