Leeders Farm, Spooner Row, NR18

Five Bedroom Detached Farmhouse - Guide £800,000 - £850,000
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abbotFox Bespoke presents Leeders Farm, a most impressive period farmhouse of circa 17th Century with later additions. The now family home has an interesting history, formally owned by Dan Hawkins of the group The Darkness and ran as residential recording studio playing host to a collection of world class acts including K T Tunstall and The Arctic Monkeys. Over the last few years the house has undergone sympathetic restoration and improvement works to now provide a comfortable family home with enhanced period features.

The spacious ground floor accommodation offers several reception rooms including a fully vaulted sitting room with beautiful exposed timber frame work and brick floor, there is a panelled bureau with book case leading to a secret room, well appointed kitchen with Aga opening into a snug and dining room, there is an additional sitting room and conservatory also. The property features five bedrooms, two staircases with the principle bedroom located on the ground floor with en suite.

Outside, the house is approached via double iron gates opening onto a long sweeping gravelled driveway leading to two bay cart shed and parking to the side of the property. There is a garden shed, wood store and outside office with views over the pond and open countryside. There is a walled garden to the rear and substantial lawned gardens to the front and side. The gardens and grounds in all extend to approximately 1.5 acres (stms)

The sought-after village of Spooner Row has an outstanding primary school, village pub and attractive church. There is open countryside with good views and walking from the house and the village is just 3.3 miles from the sought after historic market town of Wymondham with a railway station with regular services to Norwich and Cambridge. Wymondham also has an excellent high school and the house is close to the popular Wymondham college.

SITUATION
The popular market town of Wymondham boasts a historic heritage, largely occupied by its most famous inhabitant, Robert Kett. Exquisite examples of period architecture are dotted throughout the town, most notably the Market Cross, which was attentively rebuilt in 1617 after a fire. Wymondham High School is an outstanding secondary school facility, whilst the town offers an ensemble of primary schools. Wymondham is benefitted by a number of public houses, including the award winning Green Dragon, which is an idyllic medieval built pub, dating back to the 14th century. Wymondham Leisure Centre offers a range of facilities, including a swimming pool, gym, 5-aside football pitch and sports hall. The town is a short 10 miles from Norwich and can be easily accessed via the A11, in addition to having a stop on the Norwich-Cambridge train line.

SERVICES
Mains water and electricity with LPG gas heating and private drainage

LOCAL AUTHORITY
South Norfolk District Council

COUNCIL TAX BAND
Tax band F

TENURE
Freehold
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