



'The Grace And Charm Of A Period Property'
Northwold, Norfolk | IP26 5LR

FINE & COUNTRY

WELCOME



“If you’ve always hankered after a Georgian property but you don’t want the maintenance that comes with period homes, then this impressive abode will be perfect for you. It’s also ideal for anyone with horses or those wanting to live the good life, spending time in the sunshine and becoming more self sufficient. You’re within a village and part of a lively community, yet when you look out the windows here, all you see is your own land stretching before you.







Stunning Grounds and Home
Approaching Five Acres Including Post And Rail Paddocks
Superb Private Driveway With Electric Gates
Enclosed Parking Area and Triple Cart Lodge / Garage With
Further Electric Gates
Wonderful Detached Home
Three Reception Rooms
Boot Room and Utility Room
Family Bathroom and Two En Suites
Four Generous Bedrooms
Two Loose Boxes

A superb combination of modern comforts and classic Georgian elegance, this home offers the best of both worlds. It sits on the edge of a vibrant and active community – but you're totally private and surrounded by over four acres of lush green surrounds.

Take a look inside

“We used to drive past the house, taking the children to nursery, and always admired it,” smile the owners of this impressive home. So when the property came onto the market, they snapped it up, excited to make it their own and try their hand at living the good life.

The property has the handsome elevations of a grand Georgian home and has been built with great care and attention to detail. It offers all the elegance of an old rectory or suchlike, with high ceilings, sash windows, attractive fireplaces and more, but without the maintenance of a period piece.



* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









During their time here, the owners have been through the house top to bottom, refurbishing throughout, including the installation of replacement windows, doors, radiators and so much more. There's no work to do and it should be easy to maintain over the years to come – so you can move in and start enjoying your plush new pad from day one!

As you come in, the entrance hall is beautifully proportioned and the staircase winds gracefully to the first floor, while the archway draws you through to explore the ground floor beyond.

The owners find they use the whole house and love having room for children's areas, plus adult spaces where they can relax in peace, or entertain friends with drinks or dinner. As their children have grown older, it's also meant that the kids can have their friends over without getting under their parents' feet! The kitchen opens onto a lovely formal dining room with part wooden flooring.

The main sitting room is flooded with light and both the windows and French doors frame views out over the grounds, while at the back, the study is the perfect hideaway and would also make a great playroom.

Upstairs all four bedrooms are a good size – and with three bathrooms, there's no need to queue in the morning, even if you have a houseful. The owners often have just that, welcoming friends and family to stay, with 14 sitting around the table at Christmas. "It's a fun house that draws people in and we've celebrated birthdays here, had Sunday lunches and made so many memories."

Outside Acreage

The owners spend much of their time outside and indeed that was a big part of their move here, wanting to become more self sufficient and live a healthy outdoors lifestyle. "We've relished the chance to get stuck in and have learned so much along the way. It's been brilliant for the children too," they said.

Over their time here, they have reared their own lambs, raised pigs, built a chicken run and kept chickens, dug out a wonderful allotment where they now grow their own vegetables, planted fruit trees and more. They have also fenced off a secure area for their dogs. Former residents had horses in the paddocks and you could have sheep – there are almost limitless options! As the children have grown older, they have enjoyed playing rugby and football on the grass with their friends, or riding their bikes on the grounds. You can burn off a lot of energy here and it's a place where kids can have great fun!











STEP OUTSIDE

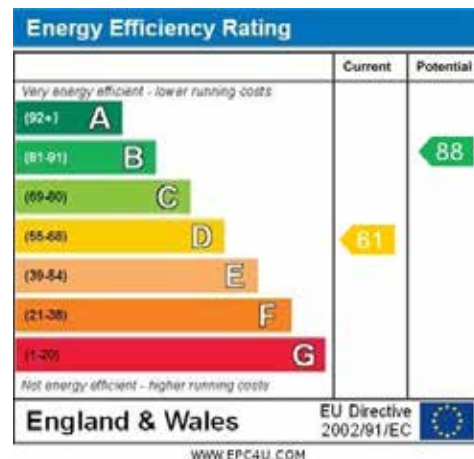
Agents Notes

Tenure: Freehold

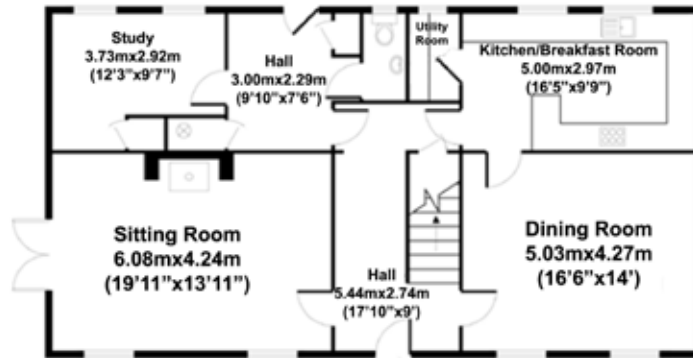
Local Authority: Kings Lynn & West Norfolk – Band F

Services: Mains Electricity & Water, Private Drainage, OFCH.

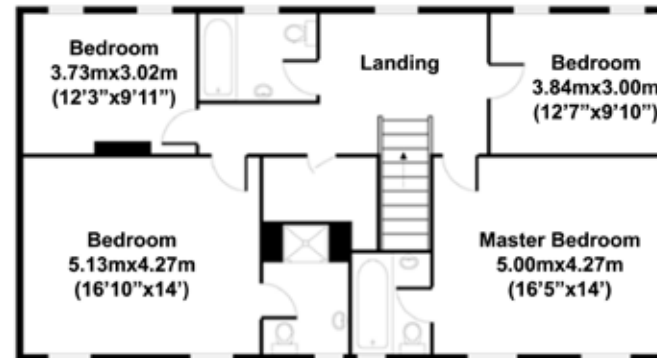
Directions: Proceed from the market town of Diss along the A1066 towards Thetford - proceed through the villages of Roydon, Bressingham, South Lopham, Garboldisham and Riddlesworth. After around 15 miles at the roundabout take the third exit and continue along the A1066. At the next roundabout take the second exit onto the A134. Follow this road for some distance. At the Mundford roundabout take the A134 - 2nd exit. Follow this road for around 4 miles. At the Northwold crossroads turn left and the property is located on the right hand side set well back from the road.



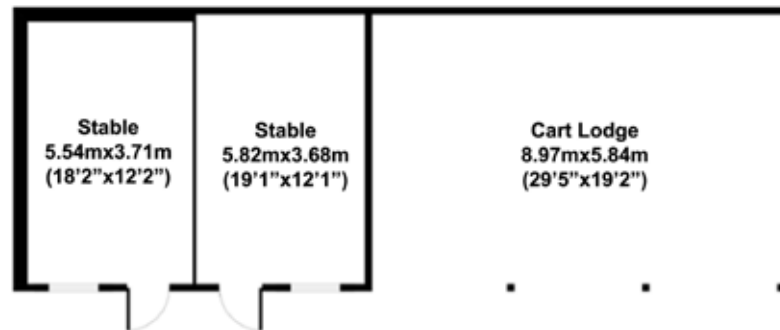
Property - DIS4273
Approx. Internal Floor Area - 2161 Sq ft / 201 Sqm
Approx. Internal Floor Area of Outbuildings - 1031 Sq ft / 96 Sqm



Ground Floor



First Floor



For identification purpose only. Not to scale.
Copyright © patchphoto@outlook.com 2022
Produced for Fine & Country

Fine & Country Diss
3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG
01379 646020 | diss@fineandcountry.com

