INSTANTLY AT HOME

“Coming down the quiet road and travelling through the village, the flint-flanked frontage catches the eye. A handsome former farmhouse set well back from the road, this is a home packed with the character and charm of times gone by. Live the country dream but in a convenient setting, close to the town, the station and main roads too, all the while at home enjoying real tranquility, a lovely green outlook with the fields your view.”
• A handsome Detached Period Farmhouse standing in Grounds of 0.33 of an acre within the popular village of Great Ellingham
• Four Bedrooms; Two Bathrooms; Three Receptions
• Spacious Breakfast Kitchen with Separate Utility
• Original Character with Pannents, Exposed Beams, Inglenook Fireplaces and Exposed Flint
• The House is set Well Back from the Road to the Centre of its Plot, with Views to the Rear over Adjoining Farmland
• Garaging; Additional Parking
• Easy Access to the Market Towns of Hingham and Attleborough as well as the A11 Trunk Road
• The Accommodation extends to 2,092sq.ft
• Energy Rating: E

A lovely period farmhouse with a hugely welcoming feel, this is a place where you’ll feel right at home from day one. It’s been lovingly updated and maintained by the owners without compromising on the original features that so appealed to them when they first came here. Ideal for a sociable couple and spacious enough for a large family, this is a versatile and impressive abode.

Character And Quality
This has been a happy home to the owners for well over 15 years. “We have always preferred older houses and loved the setting here, in a quiet spot within the village but within easy commuting distance to Norwich, Thetford and out of the area. It was perfect for our growing family and offered us the chance to put our own stamp on our long-term home. It’s been great and we’re only moving now that our family have flown the nest,” they explain. Wanting to find out more about the farmhouse, they invited an expert to come and have a look and found out that some of the timbers are likely to be around 400 years old. The owners have a photograph of the property dating back to 1964. It was shortly after that, the house was sold on and restored by the first two sets of private owners, with the current occupants then coming along. “We have fitted a new kitchen, replaced the bathrooms, downstairs cloakroom and utility, installed new central heating and more, maintaining it to a high standard ever since,” they confirm.

For Family And Friends
The kitchen forms the heart of any good farmhouse and this is no exception. The owners have a six-seater table in here and there’s plenty of space to move around it comfortably. The owners have hosted a number of family gatherings and made lots of memories here. The house has two staircases, one of which leads up from the kitchen to a bedroom and bathroom, making it ideal for guests as it gives them their own space – and means you don’t sacrifice your privacy. This would also no doubt be in demand with any teens in the family! “It’s an amazing house at Christmas. We have two big inglenooks, plus all those beautiful exposed timbers.”

Country Living – Comfortably
The farmhouse is set well back from the Road down a long drive, with plenty of parking and a good size front lawn, so it’s nicely private and peaceful. To the rear, there’s a large secure garden that’s ideal for children playing or adults unwinding – fire up the
barbecue here and relax! Deer wander through the hedge from the fields on the other side and there’s abundant birdlife to spot too. “It’s given us that country feel but we’re less than two miles from Attleborough with buses to Norwich and the train station for travel to Cambridge and London. The A11 makes for an easy drive out of the area too, so it’s all very convenient but you still have this wonderful rural atmosphere,” smile the owners. The village itself has a well-regarded school, a lovely pub serving excellent food, plus a shop and Post Office among other amenities, so it covers all the basics for day to day life and weekend relaxation.

The Accommodation
You move through the front door found within the front elevation of the home into the…

Main Reception Hall
Stairs directly in front of you rise to the first floor. Character includes exposed beams and flint work, which was formerly the old external wall. A window also offers glimpses of the rear garden. You move through into an inner hallway, where you discover the…

Study
You are drawn to the French doors, which afford access out to the terrace and gardens. The room itself could be flexible in its nature, with the current owners using it as a study. Numerous exposed beams can be found overhead, whilst a feature fireplace can be found to one wall. This room could also be used as a fifth bedroom if required.

Returning to the inner hallway, a large window captures views of the front garden and surrounding area. With its south facing nature ensuring plenty of natural light.

A further door takes you through to the…

Sitting Room
The focal point within the home, this large room is full of original character. With a multitude of exposed beams found overhead and a fabulous inglenook fireplace found to the far wall with a wood burner set within on a raised pammment hearth. Windows offer a front and rear aspect providing plenty of natural light. To the side of the fireplace, a door takes you through into the…

Dining Room
Similar in character to the sitting room, there are once again numerous exposed beams overhead along with another inglenook fireplace, to the side of which is a large storage cupboard. A window to the front elevation offers views of the garden and drive, with a door affording access to the drive and garage.

Moving through to the rear of the home, you discover the…

Breakfast Kitchen
This impressive space acts as the social hub of the home, with its fabulous pammments found underfoot and exposed beam found overhead. Hand crafted kitchen cabinets can be found to two aspects contrasting beautifully with the classical granite work surfaces. Windows along with a door provide plenty of natural light as well as wonderful views over the adjoining farmland. Within the kitchen itself, there are a number of integrated appliances including a fridge and
freezer, a microwave, a dishwasher and a butler sink, whilst there is space for a large freestanding range. From the kitchen a door conceals a secondary staircase which rises up to the master bedroom. Also leading off the kitchen, a door takes you through to a separate utility and beyond that into the ground floor WC.

The first floor accommodation consists of...

Three Large Double Bedrooms, Fourth Single
All of these bedrooms offer large windows affording wonderful views over the surrounding area as well as plenty of natural light. The largest of the bedrooms, being the master bedroom has its own independent access from the kitchen stairs, as well as an impressive walk-in dressing room. These bedrooms are serviced by...

Two Bathrooms
Both of the bathrooms have recently been renovated and can be found at either end of the home. Both of which have separate showers.

The Gardens
Situated to the outskirts of the village of Great Ellingham, access is via a five bar gate, with a shingle drive leading along the western side of the property directly to a garage. The drive also splits off along the front of the home, with off street parking available for several vehicles. The remainder of the front garden is laid to lawn, with a combination of post and rail fencing and mature hedging acting as a divide from the road and neighbours. You also notice the original well found just off the drive. The enclosed rear garden is a combination of twin terraces and lawn, with mature hedging and close boarded fencing acting as borders and affording privacy from the neighbours. Adjoining the rear boundary is farmland to the north, where you have exceptional views. In all, the gardens extend to 0.33 of an acre.
Agents notes: All measurements are approximate and quoted in metric with imperial equivalents 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. * 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. Printed
On Your Doorstep…
Little Ellingham is just 2 miles north west of its sister village Great Ellingham which boasts its own primary school, post office and The Crown public house. A short distance away is the thriving market town of Attleborough with its wider range of amenities including Attleborough High School and a variety of shops and health care. It is also well positioned for the renowned Wymondham College which is less than 4 miles away and for family entertainment Banham Zoo and the Funtime Factory in Wymondham are both less than 7 miles away.

How Far is it To…
Attleborough is conveniently placed for access onto the main North/South Trunk road which leads directly to Norwich and London. There is also a main line rail link to Cambridge while both Norwich and Diss (approximately 15 miles south) have main line rail links to London Liverpool Street. The Cathedral City of Norwich can be found to the north and has a much wider range of cultural and leisure facilities as well as an international airport.

Directions
Leave Norwich on the A11 Newmarket Road, bypassing Wymondham and Attleborough. You take the second B1077 exit just after Attleborough and at the bottom of the slip road turn right, signposted Great Ellingham. Proceed out of the village of Great Ellingham, whereby the property can be found on your left hand side clearly signposted with a Fine and Country For Sale Board.

Services
Oil Central Heating, Mains Drainage, Mains Drainage

Breckland District Council
Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, United Arab Emirates and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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