“A magnificent home with inspiring style, a place to entertain a crowd or relax and unwind awhile. Your own private corner of the Norfolk countryside, all in all a wonderful place to reside. In a pretty, rural village, the coast nearby and a broad just down the road, you can explore your surroundings, make friends in the village, or tuck yourself away in your enviable abode.”
KEY FEATURES

- A stunning Modern Family Residence, situated centrally within 1.85 acres of Formal Gardens (stms)
- Five En-Suite Double Bedrooms including a sumptuous Master Bedroom Suite
- Six Receptions including an Orangery
- Superb Breakfast Kitchen with Granite Work Surfaces and Separate Utility
- Exceptional Specification throughout including the Kitchen and En-Suite Bathrooms by Eric Bates
- Triple Garage and a Double Garage, both with Large Studio Spaces Above
- Long Sweeping Drive; Automatic Entry Gates
- Formal Gardens; Paved Courtyard Garden; Rear Terrace
- Stunning Views over the Grounds
- The Accommodation extends to 7,312sq.ft
- Energy Rating: D

A modern marvel, this spacious property has been finished to an unusually high standard and would be ideal for any sociable couple or family, offering all the room you could need for parties and gatherings, as well as more intimate spaces where you can enjoy a quiet moment. In a generous and very secluded plot yet within a lively community, this offers the perfect balance of privacy at home coupled with easy access to the village, the coast and to the best of the Norfolk Broads.

The Perfect Project
The property was built in the early 2000s and the owners drove past it a number of times and always loved the look of it. “It’s set back from the road with mature trees shielding it and we both commented on how much we liked the house and the setting. We said if it ever came up for sale we’d take a look,” they explain. And indeed, in 2012 they did just that and decided to make the house their own. At the time the interior was still unfinished and there was a lot of work to be done – the first floor was little more than a shell. Undaunted, the owners took on the project and the end result is a stunning home of which they are justifiably proud and a place in which they’ve really enjoyed spending time.
KEY FEATURES

Family Friendly
The extensive works took around three years and have totally transformed the interior of the house. The owners changed the first-floor layout to create five large double bedrooms, each with en-suite facilities, with the master and guest beds also having a dressing room. All bathroom cabinetry and both dressing rooms are solid oak and were made for the house by renowned local bespoke furniture craftsmen, Eric Bates & Sons, as was the superb kitchen. In 2016 the owners added the spectacular orangery: “This is the room we use the most, enjoying the views over the rear garden and the easy, comfortable flow from the kitchen and onto the terrace. The orangery has under floor heating so we can use it even on the coldest of winter days, while in summer, it’s the perfect spot for spilling out into the garden for barbecues or evening drinks.” The house is very flexible, with areas you can use for larger gatherings and parties and more intimate spaces where you can relax as a family or home alone. It would be an incredible place in which to raise children or host regular visits from grandchildren!

A Colourful Community
One of the things that first attracted the owners was that the house sits almost in the centre of the plot, so you have a wrap-around garden and lovely green views from every window. It also means you can watch the passing wildlife, including song birds, squirrels, pheasants and the occasional hedgehog, to name but a few. “We’ve always encouraged wildlife into the garden, feeding the birds and sowing wild flowers around the grounds to attract bees and butterflies,” explain the owners. There are several places where you can sit out and take in different aspects of your surroundings, or simply sit in the sun or shade, depending on the time of day. The garden also contains a coach house, built in 2017, offering plenty of undercover parking plus useful storage above. Head down the drive into the village and you’ll notice the well-kept gardens, floral displays and hanging baskets that have become something of a trademark for Filby – the village is a Britain in Bloom winner. There’s a strong sense of community, with a shop and Post Office, hairdresser and more, as well as a friendly, traditional pub and village hall. “You can get as involved as you like,” smile the owners, “There’s always something going on, whether it’s a Christmas party for the local children, the Filby in Bloom competition or simply a cinema night. It’s easy to meet people and to put down roots here.”
Summary
Built in 2008, this exceptional new-build residence sits beautifully in its 1.85 acres (stms) of formal gardens and grounds. Imposing in nature, it is approached by a sweeping drive, with access through superb electronic gates with intercom system. This drive in turn leads to either the double or triple garage, both of which incorporate a studio space above. The triple garage studio is used more for storage, however the double garage and studio also includes a WC and kitchenette on the ground floor. The large shingle forecourt also provides additional parking if required. From the drive you take in the first glimpse of this impressive newly-built home, noting its imposing elevations. You move through into a stunning main entrance hall with an oak staircase rising to the first floor. To the rear of the home is the superb Eric Bates open plan breakfast kitchen and living area. To the rear of which is the beautiful orangery, which was added by the current owners, complete with lantern. Leading off the kitchen, you discover a utility room and a large boot room. With a further five receptions found on the ground floor, which offer a great deal of flexibility to the floor plan. Making your way up the grand staircase, there are five double en-suite bedrooms, with the most impressive being the master bedroom suite, complete with its walk in dressing room and the en-suite bathroom. A bonus with the master bedroom suite is that it has access to its own private gym area. Flexible in nature it could also be used for a home office. All bedrooms are of a very generous nature. From each of the bedrooms you have stunning views over the grounds and of the surrounding area.
“It’s a lovely quiet spot but very well connected.”

“We have relished the chance to create this amazing home. It’s been a pleasure to see it come to completion and to be able to spend the time enjoying it all.”

“It’s great for hosting guests, with every room having its own en-suite, but also would be ideal for a larger family.”

“There are large rooms where everyone can spend time together and smaller, quieter spaces to relax, so it’s very flexible.”

“The gardens are lovely and we have seen so much wildlife.”

“Everything has been done to a high standard and there are a lot of bespoke fittings too, such as the solid oak, handcrafted kitchen, bathroom cabinetry and dressing rooms.”

* 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.
INFORMATION

**On The Doorstep**
Filby is a popular village located to the East of Norwich offering easy access to the Broads, the coast and surrounding countryside. Filby Broad in particular offers an exceptional range of recreational facilities including sailing, windsurfing and Kayaking. The village offers a variety of amenities including a public house, post office, infant schooling and convenience stores. Filby is also a regular participant in the “Village in Bloom” contest and has been very successful over recent years.

**How Far Is It To**
The market town of Acle offers a train link leading you into the city of Norwich and other key locations around the Norfolk countryside. There are schools in the area and Acle offers a variety of restaurants, public houses and is well situated for local and national chain supermarkets. The North Norfolk coast is within easy reach making the recreational facilities in the area excellent.

**Directions**
Leave Norwich on the A47 towards Acle. At the roundabout at Acle take the left hand lane and continue straight over towards Filby. Once in the village, the property can be found on your right hand side.

**Services**
- Oil Central Heating
- Mains Water
- Mains Drainage

Great Yarmouth Borough Council

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