



Endless Norfolk Skies
Great Ellingham | Attleborough | Norfolk

EH
EXQUISITE HOME

ENDLESS NORFOLK SKIES

“This delightful detached Victorian farmhouse with seven and a half acres in a tranquil village setting has had love and attention lavished upon it by the current owners. Sitting in an unspoilt area of natural beauty, it’s well connected by road and rail, has a thriving village community and offers a myriad of business opportunities. The garden is well-established, there is plenty of parking and the interiors are immaculate. With five bedrooms, three bathrooms, two reception rooms, a hot tub and gym room and beautifully kept paddocks, grazing, menage and stables, this beautiful house is an absolute gem”.







The Breckland region of South Norfolk is one of England's best-kept secrets. With a peaceful and unspoilt landscape of gorse, open fields and sandy heathland, it is a place of tranquil natural beauty dotted with pretty villages. No less a personage than the former Poet Laureate, Sir John Betjeman, once said, "I am still reeling with delight at the soaring majesty of Norfolk."

As well as the natural beauty and huge open skies, there are plenty of other attractions in this region. Snetterton Circuit is a draw for petrolheads and speed junkies alike, Wymondham with its beautiful abbey is wonderful for a day out, Banham Zoo provides fun for all ages and the Wheathampstead Heritage Trail includes a boules court and a lovely community garden. The excellent grazing and well-drained soil also makes this part of the county very popular with horse riders and livery stables.

Beautifully Restored

In the village of Great Ellingham, eight miles south west of Wymondham, this delightful and much-improved Victorian farmhouse sits in a generous plot of around seven and a half acres. With a gravelled in and out drive, mature trees and shrubs, plenty of parking, immaculate interior, well-maintained paddocks and grazing and a brand new menage, as well as myriad business opportunities, this property is an absolute gem. The present owners bought it in 2006, attracted by the incomparable views and the land which came with it as they kept horses at the time. The house, built in the 1850s, was constructed in the Georgian style, with the classically regular windows and layout typical of that period. The owners have painted it a pleasing shade of Norfolk Pink, in weatherproof BTEX paint. A well-established wisteria climbs the wall by the front door, there is a lawned area to the right and there are a number of mature shrubs and trees in the front garden. "Our rhododendrons have huge mauve flowers in the spring time, and the eucalyptus trees cast dappled shade and give out a lovely fragrance. There's a part walled garden by the log shed where we grow roses up the wall. The soil is very good, sandy, well-drained and fertile, ideal for growing fruit and vegetables. We've cut our bottom two fields for hay for the last two years and we never run out of grass. It's an ideal spot." The front door

leads into the spacious entrance hall, decorated with Laura Ashley wallpaper and Farrow and Ball paint and with contemporary wooden flooring. A large open arch leads straight through to the back lobby, a useful space by the patio and gym and hot tub room. To the left is the lounge, an enormously elegant room which has been decorated to the very highest standard. Light streams in through the windows which look out to the front of the property and the owners have chosen a mixture of pale paint and white wooden panelling which give the room a classically eighteenth-century air. The original fireplace and the Victorian tiles are still in place, with an elegant new mantelpiece and surround fitted. Contemporary white plantation shutters and well-proportioned white painted wooden internal doors add to the delightful ambience in this room and there is a door out into the garden. To the right of the hall, the dining room has a cosy farmhouse feel. This room was at the heart of the original farmhouse and still has a slate floor and the original brick fireplace. A log burner adds to the ambience and the room can comfortably sit at least ten people. "At Christmas time, this room is perfect for entertaining and we've got some wonderful memories. We had some shelves and cupboards built in on the right-hand side of the chimney breast which are very handy. We also fitted plantation shutters on the windows in here a couple of years ago." The spacious kitchen has a useful pantry and utility room.

The kitchen has a large window looking out over the back garden by the sink. With a double electric oven and plenty of worktop space, this is the ideal space for a keen cook. At the back of the house on the right is the study, fitted out with custom-made cupboards, white wooden panelling and calming grey paintwork. This could easily be converted into a third reception room, or a family room if desired. Elegant oak banisters draw the eye upwards to the spacious landing. "The landing is very light and sunny, and there's enough room for furniture." The double airing cupboard has a brand-new hot water cylinder which was fitted in mid-December. Upstairs, there are five bedrooms, two en suite, and a family bathroom, all decorated with great elegance and all enjoying delightful views out over the surrounding countryside.

The principal bedroom has a contemporary country feel, with pretty poppy-strewn wallpaper and contrasting pale and deep red painted walls. The original fireplace could be opened up or a log burner could be installed. The pale blue and white en suite bathroom have a heated towel rail, bath with shower over, basin and toilet. The second bedroom at the front is decorated in soothing shades of green with some white wooden painted panelling, an attractive oak fire surround and mantelpiece and lovely views over the front garden. The en suite is a symphony in white and grey, with a claw foot bath, basin and toilet and useful storage. The third bedroom at the front is currently the dressing room. “We installed built-in cupboards which means that this could be a single bedroom. However, with the cupboards taken out, it would easily make a generous double.” With a deep window sill, elegant radiator cover and pretty silvery wallpaper, this room would make a beautiful play room, home office or child’s bedroom.

The fourth bedroom has stunning views out over the verdant Norfolk countryside, painted in a soothing shade of duck egg blue with complementary wallpaper. The fifth bedroom has lovely views and a pretty pale green colour scheme. The family bathroom is a smart, contemporary space in navy blue and white with a pale wooden floor, bath with shower over, basin and toilet and plenty of storage space.

The Great Outdoors

The owners have improved and used every inch of their land. “We ran a livery yard for a while and everything’s set up for that if someone wanted to go down that road again. The stables and the grazing could easily be rented out as we’re in the heart of horse country here. That said, you could also apply for permission to utilise the vast stable space into kennels as we don’t have any near neighbours and the setting is ideal. The little green stable block at the bottom of the garden would make an ideal holiday let and somebody with a creative flair may consider that there is more than enough space for an

extension, subject to the relevant permissions. Our front paddock is in the building line so it has crossed our mind that one day somebody may explore the option of dividing the plot and building.” An extra bonus to this property is the large outdoor room which houses the hot tub and gym equipment. The block paved patio between the room and the house has amazing views. “We sit out here in the evenings and enjoy the sunsets. At night, there is a blanket of stars overhead. We will miss those views and the house very much.”

Local Life

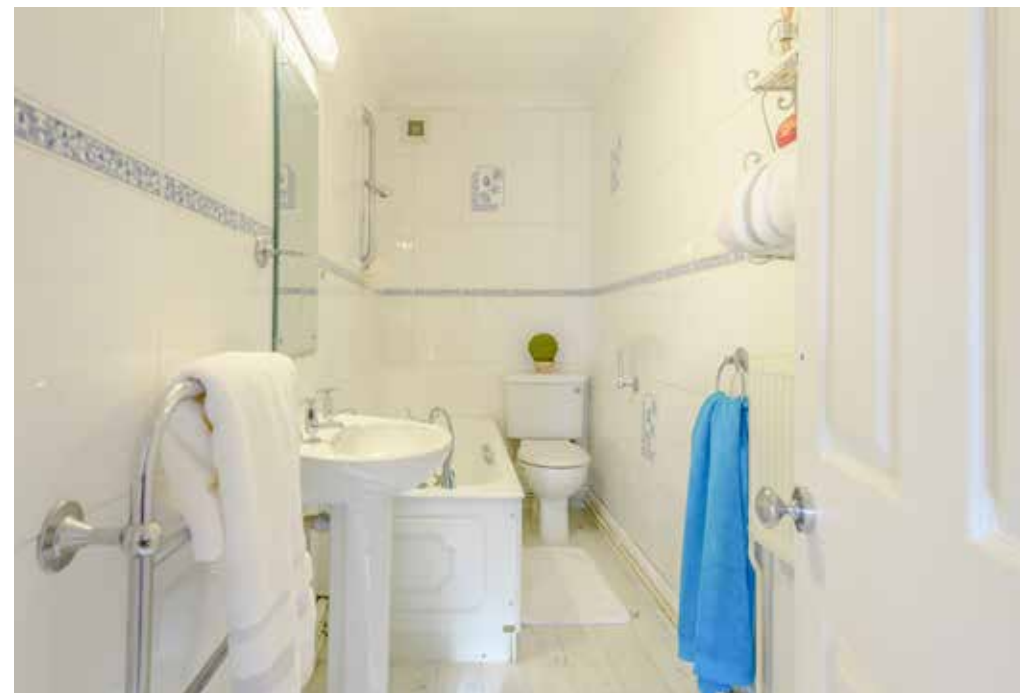
“Everyone around here is so friendly. All the farmers are very helpful and our nearest neighbour, one field away, is always on hand if you need her. Hingham village has a fish and chip shop, Great Ellingham has a pub and a small primary school and has a Teddy Bear Festival every July. We tend to do our weekly food shop in Dereham which is just seven miles away. We’re close to the A11 and the station at Attleborough takes you east to Norwich or west to Cambridge. There is everything you need here. We’ve loved our time in this beautiful house.”



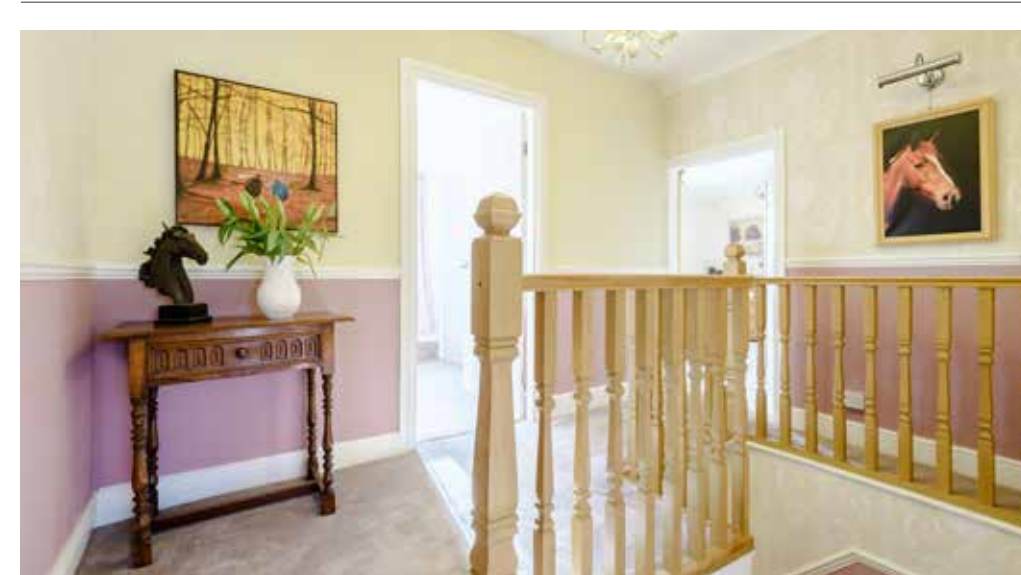
“ We loved the fields and the amazing vistas, but once we’d bought the place, we looked at each other and said, ‘We must have had rose-tinted glasses on!’ The whole house looked sad, inside and out. Everything was brown and beige and inside it felt cold and dreary. I like to think that all the improvements we’ve made have put a smile on its face. We put in new windows and internal doors, redecorated using Farrow and Ball paint and Laura Ashley wallpaper, recarpeted throughout, replaced the plumbing, put in new bathrooms and a new kitchen, replaced the boiler and the hot water cylinder, built a patio, converted the old shed to the gym and hot tub room, put another six stables in, put in new post and railings in the paddocks and resurfaced the menage. We love the house. It’s been an absolutely wonderful home for the last fourteen years.”



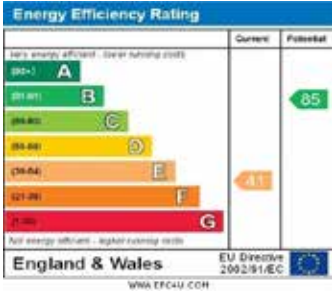




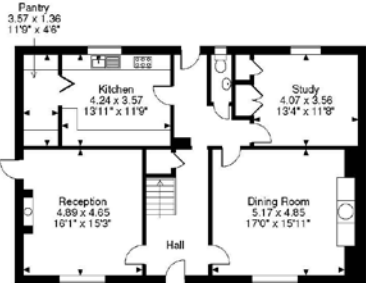
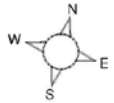




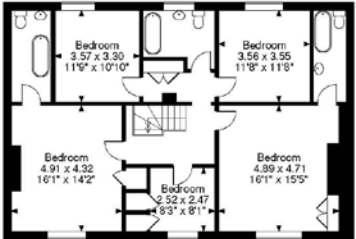




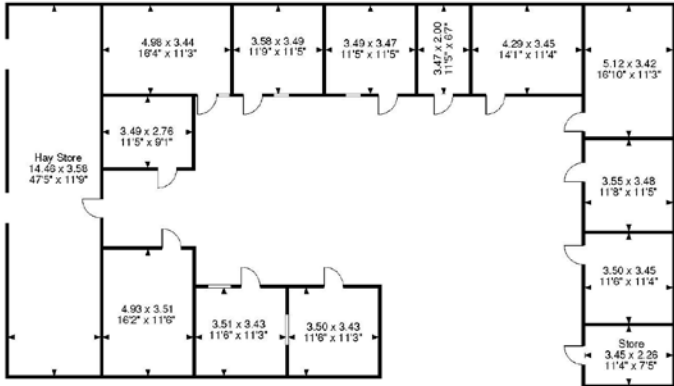
Approximate Gross Internal Area
Main House = 2388 Sq Ft/222 Sq M
Stables = 2655 Sq Ft/247 Sq M
Workshop & External Room = 281 Sq Ft/26 Sq M
Total = 5324 Sq Ft/495 Sq M



Ground Floor



First Floor



Stables



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EXQUISITE HOME

At Exquisite Home, we offer a refreshing approach to selling or letting exclusive homes, combining individual flair and attention with the local expertise of independent estate agents to create a strong international network, with powerful marketing capabilities. We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. Exclusive properties also require a tailored approach to marketing. Our bespoke service adopts a lifestyle approach to the promotion of your property, combined with an efficient sales process and outstanding customer service. The widespread exposure of prime residential properties is crucial.

The more prestigious a property, the smaller the number of potential buyers. Buyers of exclusive properties are generally not constrained by such influences as specific location, proximity to public transportation or local amenities. In today's market, the mobility of buyers is also greater than ever and they could come from, quite literally, anywhere- through local and regional marketing, national newspapers and magazines or; increasingly, internationally using interactive technologies, with this in mind, we have created a marketing strategy to target a suitable geo-demographic profile of potential buyers around the world.



Regional Office: Exquisite Home, Valley Lane, Wherstead, Ipswich, Suffolk, IP9 2AX

T +44(0)3455 651681 E enquiries@exquisitehome.co.uk

www.exquisitehome.co.uk