Coast & Country Living

Finer Details

Formerly the village pottery and beautifully converted into an individual four-bedroom home
Attractive Norfolk flint elevations, reflecting the character and heritage of its setting
Four generous double bedrooms, including two with en-suite shower rooms
Stunning kitchen with central island, breakfast seating and walk-in pantry
Superb dining and entertaining spaces, including an elegant garden room
Light-filled lounge with feature fireplace and wonderful garden views
Beautifully landscaped gardens with entertaining terrace, kitchen garden and greenhouse
Picturesque open outlook across neighbouring horse paddocks
Ample private parking with EV charging; approximately 5 miles from Norwich and 2.5 miles from the Norfolk Broads

This unique country residence, has been thoughtfully and sensitively transformed into an exceptional four-bedroom home, combining its distinctive heritage with beautifully considered accommodation for modern living.

The handsome Norfolk flint elevations are particularly attractive, giving the property a distinctive architectural presence and a natural affinity with its rural Norfolk setting. This traditional material provides a wonderful connection to the building's heritage and contributes greatly to its individual character and charm.
Inside, there is an understated elegance throughout. Generous proportions and an abundance of natural light create a home that feels both sophisticated and wonderfully welcoming.

Of particular note is the relationship between the house and its setting. Views extend across the beautifully maintained gardens towards neighbouring horse paddocks, providing a picturesque rural backdrop and an appealing sense of space and tranquillity.

The entrance hall provides an inviting introduction to the property and leads to a substantial study, offering an excellent environment for working from home. A stylish ground-floor shower room, appointed with quality sanitary ware, adds further practicality.

At the heart of the house is the impressive kitchen, designed as much for entertaining as for everyday life. A central island with breakfast seating creates a natural gathering point, while the walk-in pantry provides excellent additional storage.

Double doors open into the dining room, allowing the two spaces to work beautifully together and creating a superb setting for entertaining family and friends.

The garden room provides a more informal place to relax, with double doors opening directly onto the garden and creating an effortless connection between the house and its beautiful surroundings.

A separate utility area positioned off the kitchen, with direct access outside, completes this part of the accommodation.

The lounge is one of the home's most appealing rooms: light, spacious and beautifully proportioned, with a feature fireplace providing an elegant focal point.

The outlook is equally impressive, drawing the eye across the landscaped gardens towards the horse paddocks beyond. The changing landscape provides a wonderful backdrop to the room and enhances the property's peaceful country setting.

Leading from the lounge is a generous ground-floor double bedroom with its own en-suite shower room and useful built-in cupboard. This versatile arrangement provides an excellent guest suite while also lending itself particularly well to multi-generational living or those seeking the convenience of ground-floor bedroom accommodation.

Stairs rise to the first floor, where three further generously proportioned double bedrooms can be found.

The principal bedroom is particularly impressive, offering excellent proportions together with the privacy of its own en-suite.

The remaining bedrooms are served by a beautifully appointed family bathroom. A freestanding roll-top bath provides an elegant focal point, complemented by thoughtfully incorporated built-in storage cupboards.

The gardens are undoubtedly one of the defining features of this exceptional home.

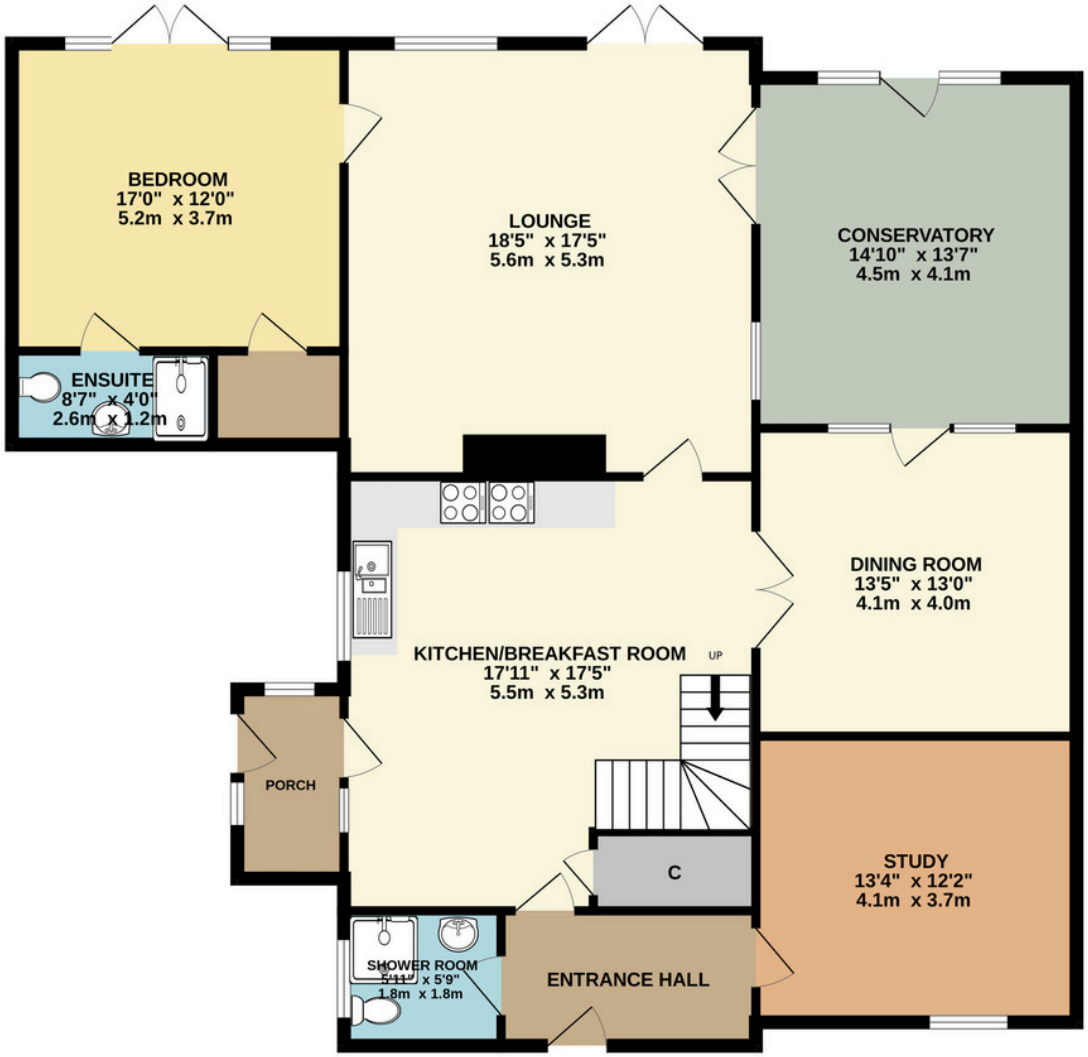
Beautifully landscaped and meticulously maintained, they provide a wonderfully established setting for the house, with thoughtfully arranged areas for relaxing, entertaining and enjoying the surrounding countryside.

A generous patio creates an idyllic setting for alfresco dining, summer entertaining and barbecues, while the dedicated kitchen garden and greenhouse will particularly appeal to those wishing to grow their own produce.

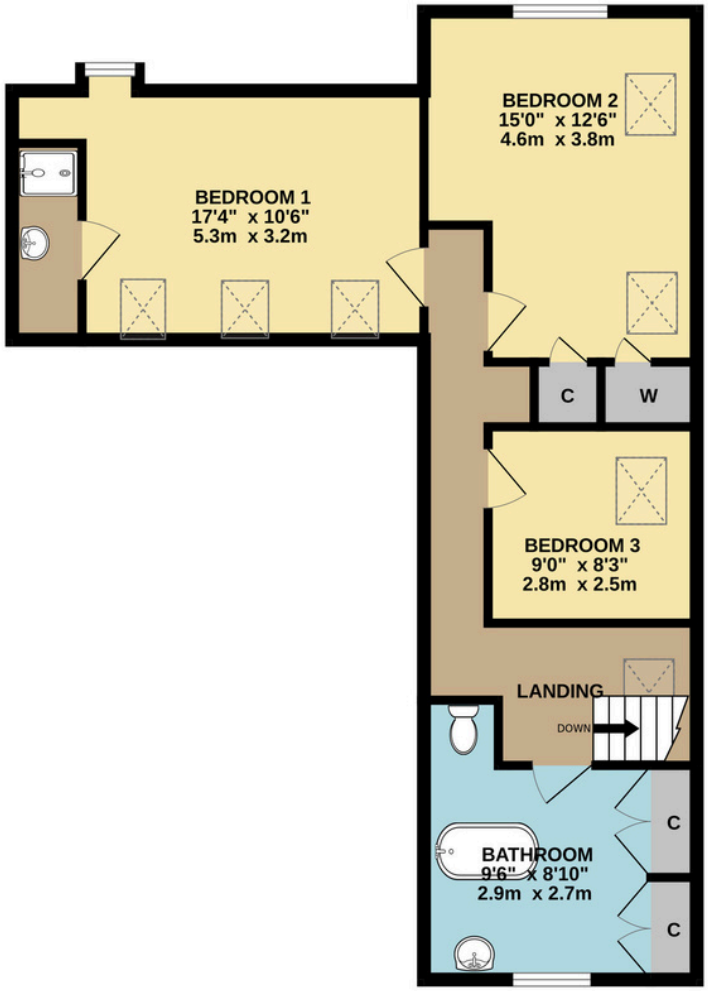
Beyond the garden, the outlook opens across neighbouring horse paddocks, creating a beautiful rural backdrop and an enviable sense of openness and tranquillity.

The property is further complemented by ample private parking together with an electric vehicle charging point.

GROUND FLOOR
1394 sq.ft. (129.5 sq.m.) approx.



1ST FLOOR
709 sq.ft. (65.9 sq.m.) approx.



TOTAL FLOOR AREA : 2103 sq.ft. (195.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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