



Church House
Silver Street | Besthorpe | Norfolk | NR17 2NY

BEST OF TOWN AND COUNTRY



“Live life in balance at this beautiful period family home.

With wrap around gardens and open fields beyond, it has a lovely rural feel, yet you can walk into town and you’re only two minutes away from main roads.

Character features sit comfortably with more recent additions and the result is a home, that’s as welcoming and practical as it is attractive.

Ideal for entertaining too, and offering plenty of space to work from home, this property is an excellent all-rounder.”



KEY FEATURES

- A Charming Grade II Listed Detached Property with Field Views in the sought after Village of Besthorpe
- Six Bedrooms; Three Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite
- Kitchen/Breakfast Room with Separate Utility
- Two Reception Rooms; Study and a Conservatory
- The Outbuilding includes a Double Cart Lodge, Garden Store and a Gym extending in total to 798sq.ft
- The Gardens Wrap Around the Property and the Plot extends to 0.6 of an acre (stms)
- The Accommodation extends to 3,110sq.ft
- No EPC Required

This is a delightful and charming Grade II listed dwelling in an idyllic yet very convenient location, close to Wymondham College and to the A11. It's been a much-loved family home to the current owners and the appeal is clear to see from the moment you catch a glimpse of its gable end and pretty frontage.

Full Of Charm

The oldest part of the property dates back to 1640 and was extended in 1900 and again in the 1980s. Works have been beautifully done and the house is full of character throughout. Outside, the property has the good looks of a Norfolk farmhouse, with the added bonus of a pretty Dutch gable at one end as you approach. Inside the character continues, with beautiful fireplaces, tiled flooring and exposed oak beams. The owners love the period charm of their home and have enjoyed raising their family here. Now that their daughters have flown the nest, they've decided it's time to downsize – and this gives you the opportunity to benefit from the lifestyle they've been enjoying over the past decade or so.

So Much To See

This is a wonderfully sociable place, with generous proportions across the rooms, accommodation on three floors and a useful outbuilding with garaging and a gym, which would also make a great home office. During lockdown, with four of them working or studying at home, there was enough room for each person to have their own space. It's also been a great place for making fun memories, with the family celebrating many a birthday or Christmas with their nearest and dearest. The sitting room particularly is such a good size, while the kitchen has plenty of space for a family table, so the dining room could be used as a second sitting room if preferred.





KEY FEATURES

The kitchen, dining room and conservatory all have access to the garden too, so it has a great flow, especially for a property of this age. There are six bedrooms altogether, adding versatility to the accommodation. The stunning master suite is exceptionally generous and there's another bedroom and family bathroom on this floor and up the main stairs. A second staircase leads to another two bedrooms, while the final two are on the top floor. This makes it great for families as everyone can be spread out and you don't get under each other's feet!

A Gorgeous Green Setting

The house is very well situated within the plot. At the end of the drive there's a double cart shed with storage and a good size gym. The lawns wrap around the house, so you get the sunshine all day long. You're totally private too, with fields to the rear and over the road. The neighbours are spaced out, with converted barns on one side that originally would have been part of the same farm as this property. There's plenty of wildlife to keep you company, as well as a summerhouse with a hot tub, so you can sink into the waters and watch the stars on clear nights, or invite your friends over for drinks and a barbecue. Head out on foot and you can walk into Attleborough where you'll find a choice of excellent restaurants and shops for your groceries. The station is walk-able too and you can travel to Norwich or Cambridge. The owners like to explore the surrounding countryside and even walk into Spooner Row for a drink. The schools around here are very highly regarded and include Wymondham College, considered to be one of the very best in East Anglia. Having the A11 so close by has proved useful too – it's easy to get up to Norwich or down to London, and the owners have found it handy being only a short drive from the station at Diss.

















Outbuilding



Summerhouse











INFORMATION



On The Doorstep

Wymondham can be found around 5 miles distant and provides a wide range of local amenities and excellent schooling with Wymondham College being rated 'Outstanding' by Ofsted. It is the largest co-educational state boarding and day school in the UK, welcoming students from ages 11-18 as well as Wymondham College Prep School offering primary education. Attleborough is just over a mile away, offering a comprehensive range of local facilities and amenities as well as schooling.

How Far Is It To?

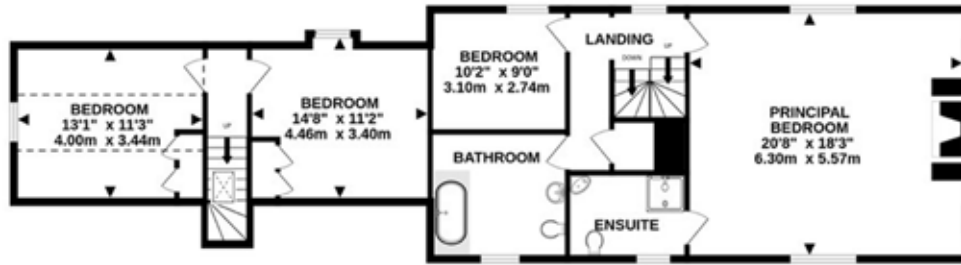
The market town of Diss is 13 miles to the south and provides a regular rail service to London Liverpool Street station and the city of Norwich, the regional centre is just over 14.5 miles and offers a comprehensive range of commercial entertainment and cultural amenities and excellent schooling together with a main line railway station providing regular services to London and Cambridge. On the north side of the city is Norwich International Airport which caters for both domestic and international flight destinations.

Directions

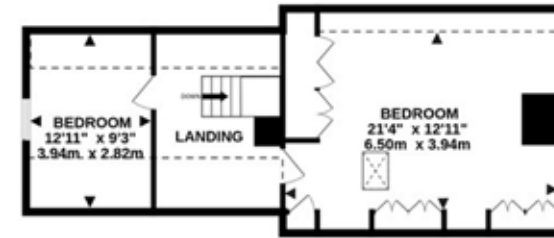
Leave Norwich on the Newmarket Road/A11 and follow the signs to London/Thetford A11. Take the B1077 exit towards Diss/Attleborough. Turn left onto Norwich Road/B1077 and then left onto Mill Lane and then left again onto Silver Street, whereby the property will be found on the right hand side clearly signposted with a Fine & Country For Sale Board.

Services, District Council and Tenure

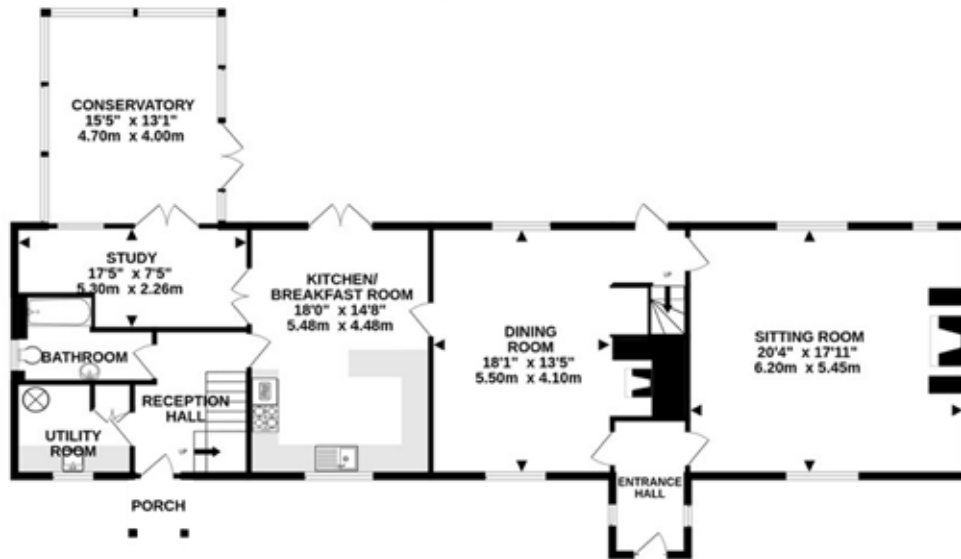
Oil Central Heating, Mains Water, Mains Drainage
Breckland District Council - Council Tax Band G
Mobile Phone Signal - varies depending on network provider, please see www.checker.ofcom.org.uk
Broadband currently supplied by BT Ultrafast
Freehold



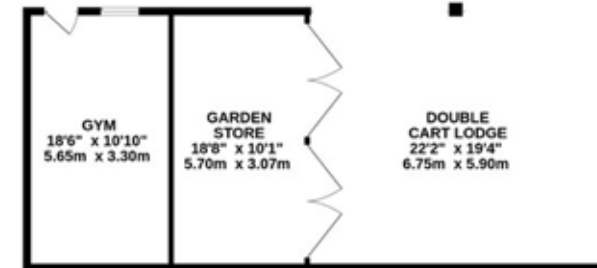
1ST FLOOR
1055 sq.ft. (98.0 sq.m.) approx.



2ND FLOOR
572 sq.ft. (53.1 sq.m.) approx.



GROUND FLOOR
1483 sq.ft. (137.7 sq.m.) approx.



OUTBUILDING
798 sq.ft. (74.1 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING OUTBUILDING) : 3110 sq.ft. (289 sq.m.) approx.
TOTAL FLOOR AREA : 3908 sq.ft. (363.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
Made with Metropix ©2024



FINE & COUNTRY

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, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation



follow Fine & Country Norwich on



Fine & Country Norwich
12-14 Queen Street, Norwich, Norfolk, NR2 4SQ
01603 221888 | norwich@fineandcountry.com

