



49a Damgate Lane
Acle | Norfolk | NR13 3DJ

FINE & COUNTRY

EXCEPTIONAL IN EVERY WAY



“An extraordinary, Grand Designs style residence, set on the outskirts of the Broadland village of Acle, well placed for countryside and coast.

Using only the highest quality materials and boasting outstanding attention to detail, it’s a home that’s been thoughtfully designed and styled with great flair.

Perfect for families or sociable couples, the home and setting are truly unique and enormously appealing.”



KEY FEATURES

- An Extraordinary Grand Designs Style Residence with an Annexe in the Village of Acle
- Four Bedrooms in the Main House with Three Bath/Shower Rooms
- The Principal Bedroom benefits from a Dressing Room, En-Suite and a Balcony
- Fabulous Open Plan Kitchen and Living Area with a Separate Utility
- Family Room and Study/Bedroom Four
- Garden Studio with Kitchenette and Shower Room
- Separate Building comprising of One Bedroom Annexe and Garage/Gym with Shower Room
- Landscaped Garden with Large Wrap Around Patio Area
- Large Gravelled Drive providing Plenty of Parking
- The Accommodation extends to 3,743sq.ft
- Energy Rating: B

Rarely do homes of this calibre come to the market. This property has been finished with impeccable taste and impressive attention to detail – a genuine masterpiece. Beautifully situated in an enchanting and secluded position, it's wonderfully private and has woodland and farmland around. Walk into Acle, to schools, shops, the train station and more, or hop in your car and you can be in Norwich or the Broads in just a few minutes. This is a location that ticks every box.

A Grand Design

Step inside this recently built contemporary property and the first thing you'll say is 'Wow!'. The angular zinc butterfly roofs give a clue as to the style and boldness of the interior, but predominantly this has been designed as a comfortable family home and a place to put down roots. The owners built it from scratch with the help of a renowned architect who had the skill to turn their vision into reality. "We jumped at the unique opportunity to build our dream home in a wonderful village – we designed it to be versatile and to meet the needs of our family at every stage, as well as to be incredibly sociable. It's a place where you can have a lot of fun and make memories." And the owners have certainly done that – they've had over 50 people here on occasion, hosting parties, dinners, mezzes around the kitchen island, barbecues on the patio with all the doors wide open, cocktail evenings, movie nights and so much more.

Built To Last

Everything has been so well thought through and the owners paid particular attention to the materials and finishes, creating eye-catching features and focal points that set this property head and shoulders above others. The outbuildings have zinc roofs to match the main house, heat pump and underfloor heating keep the home at the perfect temperature, the bespoke Lutron-controlled lighting makes the house come alive after dark and it looks most inviting as you approach. In fact, the lighting has been incredibly well designed throughout – just look at the bespoke handmade staircase and the SieMatic kitchen and you'll see.





KEY FEATURES

The owners love Ligne Roset and have lots of pieces within, as well as a stunning light called 'Here comes the sun' from DCW. The wooden panelling feature in the open plan living area was a labour of love, but well worth it for the result. The sleek contemporary kitchen has been fitted with Neff appliances and there's Duravit sanitaryware in all the bathrooms.

Easy Living

It's a pleasure to cook in this kitchen! The clean lines and abundant storage and preparation space make it a joy to spend time in here, while the sociable nature of the open plan room means you're always in the heart of the action and you don't miss out on the conversation when you have people over, whether people are sitting at the breakfast bar (again, beautifully lit) or relaxing on the sofa. The wooden panelling feature contains a cosy contemporary fire and is enhanced by Lutron lighting, so you can set the mood. In the daytime, the triple aspect and corner bifold doors mean the light floods in and you can open the room up so the porcelain patio works as an extension of the space. It's lovely having this open plan layout, but if you do want to find a quiet corner, you can head to the snug. This is another gorgeous room and would be great as a playroom, den for teens or even as a guest bedroom, with a luxurious shower room next door. Upstairs, the highlight is the spectacular master suite, complete with a private balcony facing west, so you can take in the sun setting over the trees. The owners had considered putting a coffee machine out here and that would certainly make getting up a little easier! The suite also has a walk-in dressing room with plenty of storage – everything in its place.

More To Explore

Whilst there's plenty of space in the main house, you have enormous versatility here, with a beautifully-presented annexe that has been finished with the same attention to detail as the house. It has a stylish kitchen and sitting room, a good size bedroom and contemporary bathroom, plus there's also garaging, a gym and a cloakroom within the building. You could let this out very easily, as the owners have done, as this is a very popular area with holidaymakers looking to explore the coast and the Broads. The gardens are also home to a small studio with a kitchenette and shower room, so you can see there's great flexibility here for work, rest and play! The owners have had plans drawn up for landscaping, including the creation of an outdoor entertaining area with pizza oven and a hot tub, as well as a natural pond that would attract abundant wildlife. You're wonderfully secluded here and have your very own woodland, where the owners had considered putting in a drawbridge – a lot of fun for kids!

















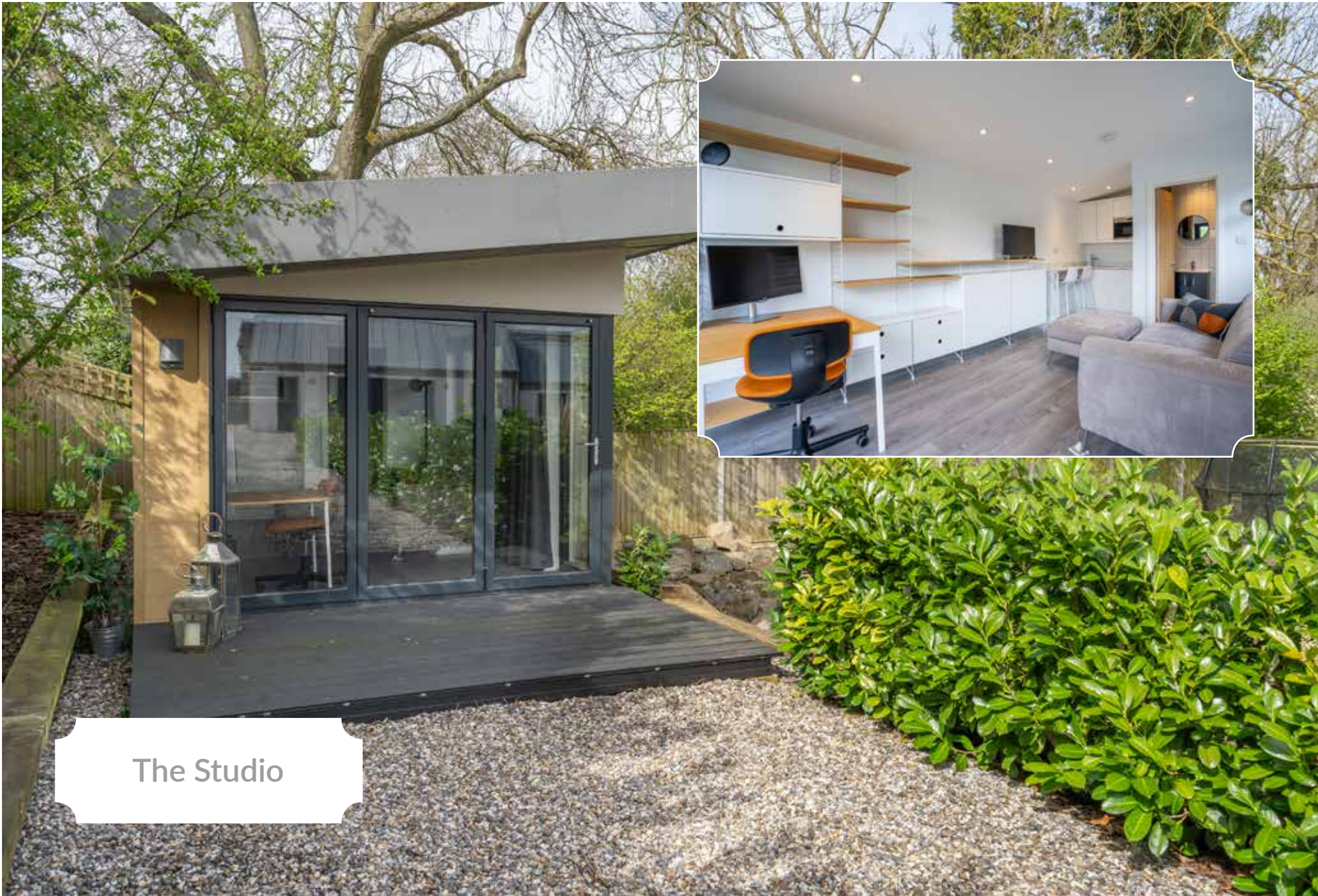




The Annexe







The Studio

Annexe, Garage & Gym



INFORMATION



On The Doorstep

The owners have been more at home in cities than in the countryside before, but life here in Acle has completely converted them. They have found it convenient to have the Post Office, supermarket, garage and schools on the doorstep, as well as the social club, farmers' market, beer festival and more. You can walk into the village centre, or over the road to the park, or stroll across to the station and hop on a train to Norwich or Great Yarmouth. The A47 makes it so easy to get out and about by car and is another real bonus. It's this balance of access to amenities, excellent transport links and the peace and quiet of the countryside that makes this setting so special.

How Far Is It To?

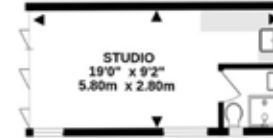
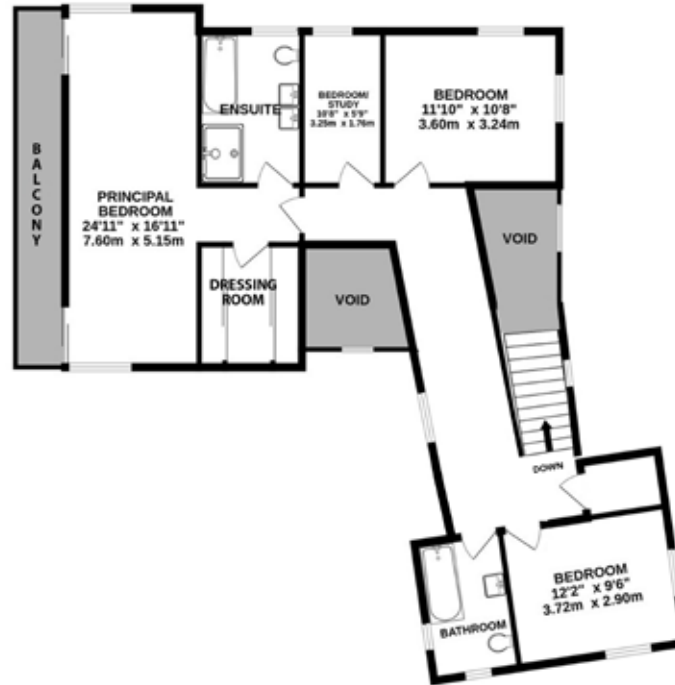
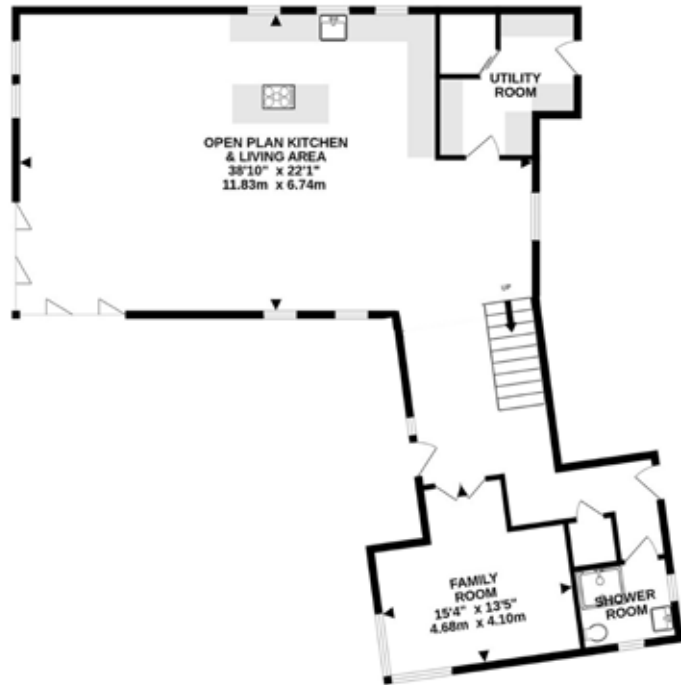
Acle lies between Norwich, which is approximately 15 miles west, and Great Yarmouth, approximately 8 miles east. Norwich offers all that you would expect of a county capital with a wide variety of cultural and leisure facilities, a main line rail station with links to London Liverpool Street and an international airport. There is also a selection of good schools in both the public and private sectors as well as the University of East Anglia. On the other hand, Great Yarmouth boasts 5 miles of sandy beaches. The sea front offers the Marina and Sea Life Centre amid a wide variety of shops and tourist attractions.

Directions

Leave Norwich on the A47 heading towards Great Yarmouth. Take the exit towards Acle, Reedham/Upton. At the roundabout take the 3rd exit. At the next roundabout take the 1st exit onto Reedham Road and then turn right onto Damgate Lane. The property will be located with a Fine & Country For Sale Board.

Services, District Council and Tenure

Air Source Underfloor Heating, Mains Water, Private Drainage via Treatment Plant
Mobile Phone Signal - varies depending on network provider
Please see www.checker.ofcom.org.uk for Broadband/Mobile Availability
Broadband Provider - BT Fibre Halo
Broadland District Council - Council Tax Band F
Freehold

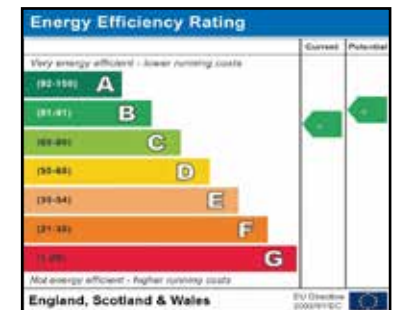


STUDIO
174 sq.ft. (16.1 sq.m.) approx.



FLOOR AREA - HOUSE (EXCLUDING OUTBUILDINGS) : 2294 sq.ft. (213.2 sq.m.) approx.
TOTAL FLOOR AREA : 3743 sq.ft. (347.7 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
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FINE & COUNTRY

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