



Willow Lodge
Anchor Street | Tunstead | Norfolk | NR12 8HR

SPACE AND PRIVACY



“Set in grounds of 0.8 acres, with glorious open countryside around, this attractive modern home sits in an enviable position.

Peaceful and private, you can explore the surrounding countryside or hop in the car and be in the heart of Norwich within 20 minutes.

The property is a true one-off, built to an incredibly high standard and further improved by the current owners.

The result is impressive and appealing – a comfortable place where you can put down roots.”



KEY FEATURES

- A Contemporary Modern Family Residence sitting in 0.8 acres within the Parish of Tunstead
- Four Bedrooms; Three Bathrooms/Shower Rooms
- Three Reception Rooms and a Study
- Spacious Open Plan Kitchen/Breakfast Room with Separate Utility Room
- A Superb Fully Self Contained One Bedroom Annexe
- High Quality Fixtures and Fittings Found Throughout
- Double Garage; Rural Location
- The Accommodation extends to 3,231sq.ft
- EPC Rating: D

A magnificent modern property finished in a classic style with great attention to detail. A generous annexe broadens the appeal, while the secluded suntrap gardens make a wonderful place in which to relax and unwind. Offering a lovely balance of seclusion without isolation, country living with amenities close by, this property really is something very special.

Beyond Compare

Nestled in the hamlet of Anchor Street, Willow Lodge is a house of family, friends and flow. Built in 1994, the house was architecturally inspired by Victorian schoolhouses. The house has been extended thoughtfully over the years and exudes space and privacy. The house itself is incredibly well appointed and has been designed for living well, relaxation and entertaining. The current owners have significantly updated the property, redecorating throughout, refitting the bath and shower rooms, and refitting the annexe fully. Not to mention replacing the woodburners, heating systems and building wrap around patios. With space for boats and cars at the front of the house, there are large lawns which offer total privacy as the house backs onto woods, orchards and fields. Willow Lodge is ready and waiting for its new occupants to move in and enjoy it all.

Very Versatile

When you come to view the property, you'll see it's eye-catching and attractive from the front and while you can tell it's a good size, you can't see quite how large it is! The light is one of the things that's special about Willow Lodge and the house wakes up with the morning light hitting the east patio and kitchen. As the day progresses, the light hits the large gardens and west patios where parties and barbecues are held. The sun tracks across the house all day - with the last light hitting the garden room where the most amazing sunsets illuminate its 5m vaulted ceiling.





KEY FEATURES

The south facing entrance is framed by a feature window with the double height hall painted in neutral tones to enhance the feeling of space. The main part of the house has receptions on one side and the kitchen and breakfast room on the other, which works very well. The main sitting room garden room has a glazed gable end, two sets of doors to the patio, a vaulted ceiling and exposed beams, so it's a room with plenty of character. Bifold doors separate the sitting and dining rooms, so you can open them into one larger space for parties. There's a study tucked away behind the chimneybreast, so you can work in peace, and a family room/snug which also has doors to the patio and would make a super playroom.

Entertaining Spaces

Life is attracted to Willow Lodge and it's a house which loves company - there's so many entertaining spaces. This is a house for people and nature, with the ability to really embrace indoor and outdoor living in summer, and to have the space and flow for winter living too. The garden room is used all year round, with almost 30sqm of space, a vaulted ceiling, gable end window and two French doors to the patio. A feature woodburner heats the space in winter and the room has the flexibility of underfloor heating. The dining room is large and welcoming with folding doors which lead into the garden room. It easily accommodates a 10 -12 person dining table and has its own feature fireplace with woodburner. A 'snug' opens out to the patios and is the perfect place for reading books or chatting with family. It's also the perfect homework / playroom for children and teenagers. The kitchen is handmade and bespoke in solid maple, with emerald pearl granite and limestone tiles. It also has a central island that easily sits six around a teppan grill for entertaining. The island has its own sink and boiler tap. The owners often sit at the island bar in the kitchen, having enjoyed cooking on the teppan grill and then move to the patios for afternoon/evening sun. The kitchen is large but cosy, with the Everhot range sitting at its heart. The adjoining breakfast room leads onto the west patio - perfect for bbqs and dining. In a quiet part of the house, there's a dedicated office space where you won't be disturbed. Upstairs in the main house you have two en-suite bedrooms and two further bedrooms with a family bathroom. All the bedrooms are doubles and have a lovely outlook





KEY FEATURES

Living With Nature

The garden is an exciting space with wildlife one of the owners' favourite things – in the morning you see red deer moving through the orchard next door and there's a little muntjack who lives in the laurel hedging. "We have so much wildlife, we lose count of what we see every day. Over the last few years, we have watched the family of buzzards bring their young to the garden each season. We have even seen a bittern moving in the habitat we have created at the back of the house." There's so much space to welcome friends and family, It's the ultimate home for relaxation, space and just for loving life. Four sets of french doors open out from the house onto the wrap around patios – so the outdoor/indoor vibe is very strong in this house. "The west of the house is very private and the owners often sit in the hot tub and have friends over. "The orientation of the house is really special, in the morning we enjoy coffee on the east patio beside our living wall, then for lunch, dinner and parties we head west in the house. "The house is equally as sociable in winter as in summer. We have some beautiful woodburners in the house that help make winter here really special. Christmas dinner in the dining room is cosy, and we always retire to the garden room after dinner for games."

The Annexe

The annexe is special too. It can be completely self-sufficient or be opened up to the rest of the house, offering privacy for multi-generational living. It's been recently upgraded, along with the rest of the house and is the perfect hideaway, with its own front door and private garden. The annexe has a comfortable sitting room, good-size double bedroom with a shower room, plus a large kitchen with room for a dining table. It also has its own patio and garden area.

A Secluded Spot

The largest patios are west facing and sheltered, so you'll see beautiful sunsets. There's a large lawn bordered by hedging and trees, creating a delightful green view when you're sitting out here. There's a lot of room for children to play and you could create colourful borders or even a vegetable garden if desired. It's wonderfully private and peaceful, with just the wildlife to keep you company. You'll see plenty of birds and the occasional deer. While you have neighbours, you're not really aware of them, so they offer security but are not intrusive. The property is situated close to Smallburgh and Tunstead, so you can walk to the pubs there. As well as being near to both Stalham and Wroxham, so you have schools, shops, supermarkets, libraries, GP surgeries and more just a short drive from your front door. Another advantage of the location is the easy access to the Norfolk Broads and to the spectacular east coast beaches – less well-known than North Norfolk but every bit as beautiful.







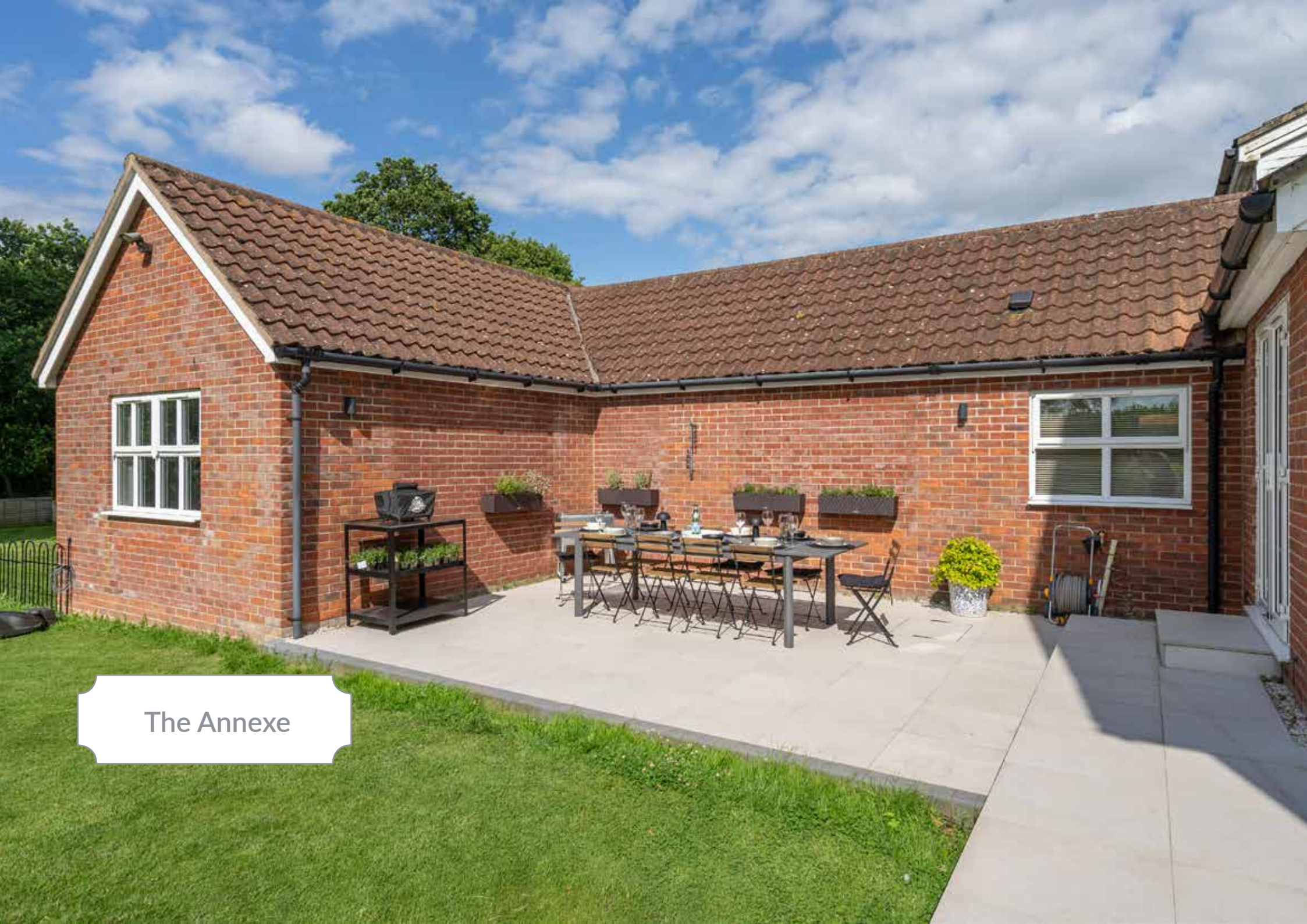












The Annexe











INFORMATION



On The Doorstep

Willow Lodge is situated in the hamlet of Anchor Street, which is in the parish of Tunstead. It's in close proximity to the Norfolk Broads along with the thriving city of Norwich and the North Norfolk coast. Tunstead offers a primary school, public house, church and a variety of amenities and activities at Wroxham Barns less than half a mile away. Approximately 3 miles away is the bustling town of Wroxham, famous for boating and sailing holidays on the beautiful Norfolk Broads. Anchor Street lies approximately 5 miles from the village of Coltishall with its range of shops, public houses and restaurants, while the market town of North Walsham lies 4 miles to the north with a wider range of cultural and leisure facilities available.

How Far Is It To?

The city of Norwich is 15 miles distant and has a main line rail link to London Liverpool Street and an International Airport that includes domestic and European destinations. Norwich offers a wide range of cultural and leisure facilities including two shopping centres - Chantry Place and Castle Quarter along with numerous bars, cafes, restaurants, cinemas and theatres. There are also a number of very good schools in both the state and private sectors. The North Norfolk coast can be found further around the coastline to the north with its quaint villages and sandy beaches. Favourite spots include Holt, Wells next the Sea, Blakeney and the Burnhams. A 45 minute drive south will see you arrive at Thetford Forest with its many nature trails and bicycle paths whilst Stansted Airport is a further hour drive with its many destinations offered throughout mainland Europe.

Directions

Leave Norwich on the B1151 Wroxham Road. Continue through Wroxham before taking the A149 signposted Cromer. Before leaving the village of Smallburgh turn left into Union Road signposted Anchor Street (hamlet). Continue along this road for just under a mile whereby the property can be found on your right hand side.

Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage

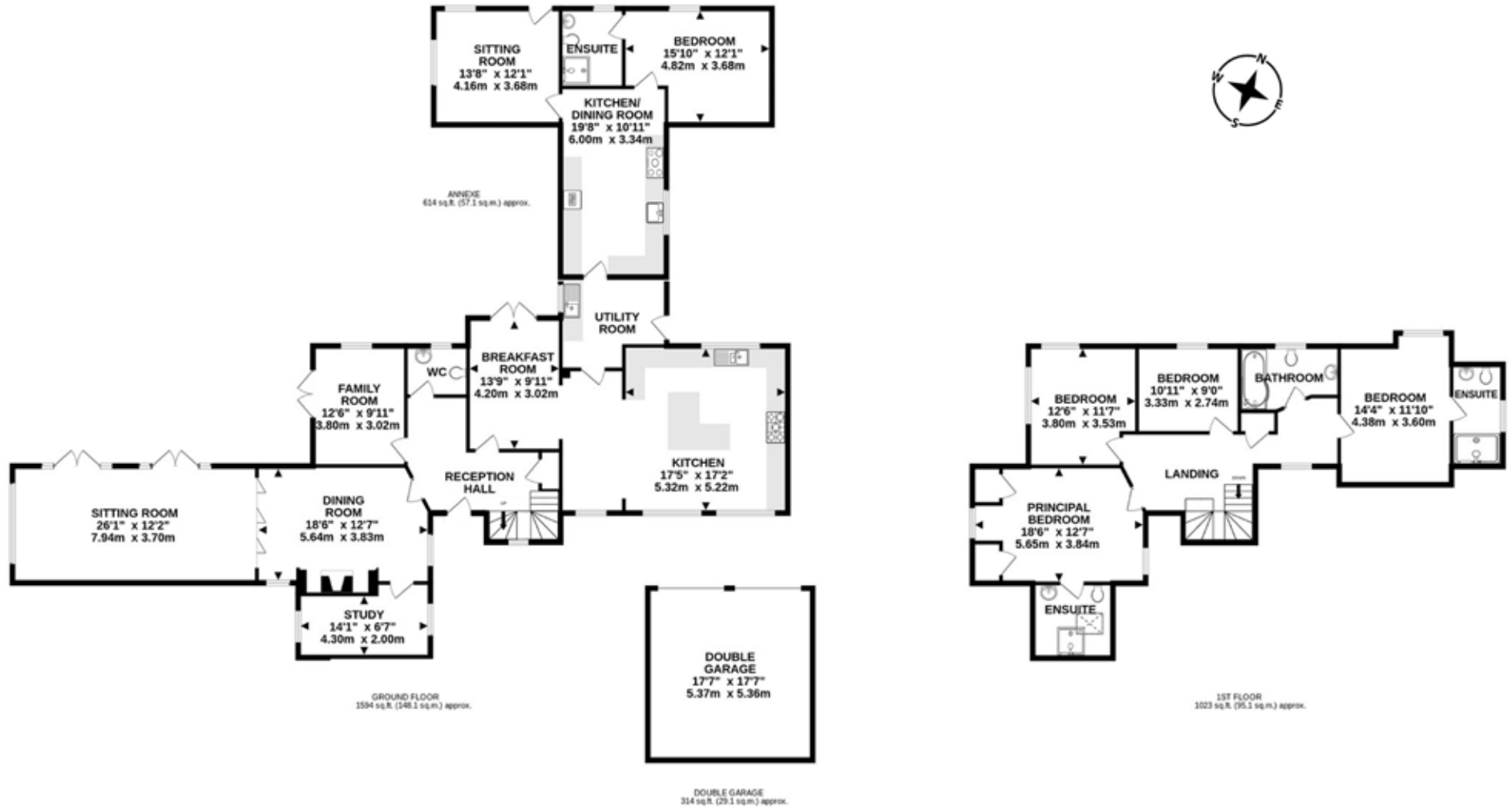
Ultra Fast Broadband Available - vendors use Vodafone

Mobile Phone Reception - varies depending on network provider

Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability

North Norfolk District Council - Council Tax Band F

Freehold



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
(94-100)	A		
(81-93)	B		
(69-80)	C		
(55-68)	D	55	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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