



Pipers Haigh
Top Road | Belaugh | Norfolk | NR12 8XB

KEEPING HISTORY ALIVE



Approached via a long driveway Pipers Haigh is a stunning Edwardian characterful home in Belaugh, with a cottage and a coach house that adds further flexibility to the house.

Stylish modern renovations still preserving the integrity and period features of the property make this a place to make memories.

You can relax and really feel at home, whether that's inside or outside in the beautiful gardens or floating around in the heated outdoor pool!



KEY FEATURES

- A Stunning Edwardian Home situated in the Beautiful Broadland Village of Belaugh
- The Property also boasts a One Bedroom Cottage and a One Bedroom Coach House
- Four Bedrooms; Four Bath/Shower Rooms
- Versatile Layout with a Ground Floor Bedroom and En-Suite
- First Floor Study or Possible Bedroom Five
- Beautiful Open Plan Kitchen/Living Room and Dining Area
- Separate Utility Room, Boot Room, Ground Floor WC and a Cellar
- Three Reception Rooms and Original Greenhouse
- The Beautiful Grounds extend to 2.55 of an acre (stms)
- Heated Outdoor Swimming Pool with Summerhouse and Seating Areas
- The Accommodation extends to 5,235sq.ft
- Energy Rating: TBA

Built in the 1890's this home has only had four owners and the current owners have renovated it to become a house of three parts with the main home, the cottage and the coach house. Built in the 1890's this classic Edwardian home is still full of elegance with an eclectic mix of the contemporary and traditional. The current owners were drawn by the beautiful library arches and the full length stained glass window on the main staircase – jaw dropping features which make this home so special. The home also houses a fantastic dresser which has never left the house and which they also plan to leave for the next guardians of Piper Haigh to enjoy.

Tasteful Transformations

The current owners reconfigured the kitchen to increase its size, create a positive flow from inside to out and included designing a raised terrace overlooking the gardens and incorporating the original greenhouse. The bespoke Bates kitchen installation helped make this a perfect entertaining house where friends and family have seen celebrations including a wedding, Halloween parties and of course Christmas. The Christmas festivities see the whole family gather in the open plan living/kitchen/dining room and spill out to the cosy living room with log burner and offers the Christmas cheer to all with a Christmas tree in every room including the dining room and library! On the ground floor there is also a bedroom or further living room with en-suite facilities. Upstairs has been transformed into three bedrooms, all with en-suite including a dressing room for the master bedroom. A first floor study or possibly bedroom five if needed, provides privacy and a quiet space for working.





KEY FEATURES

Extra Accommodation

As if the main house is not enough this stunning home also offers a one bedroom cottage with en-suite bathroom and sitting room plus the original but updated coach house with one bedroom offering flexibility for multi generational living, holiday let potential or a fantastic welcome for your family and friends.

A Home For All Seasons

In winter the library is the favourite place, providing a cosy spot to snuggle by the woodburner reading, and where family history is displayed via books belonging to past generations. In summer, the library is also a much-loved retreat, remaining so cool and calm. Of course, summer is centred outside in this commanding space, with the heated outdoor pool, summer house and an abundance of space to follow the sun or find a haven of peace in the shade. The current owners reconfigured the gardens to provide almost "rooms" outside – different seating areas for breakfast and lunch on the terrace with brick built wood fired pizza oven and BBQ's by the pool in the evening sun. With a woodland area at the bottom of the garden and rewilded area, wildlife enjoy this garden too with deer, fox, hedgehogs all sharing the land.

Return To Nature

When asked what they might miss about Pipers Haigh the surprising answer from the owners was "a family of Housemartins who return every year" and add a natural familiarity with the owners waking up with chatter of these birds. They are so much part of the family that the blinds in the main bedroom are of Housemartins! An orchard with apple, pear and plum trees compliment the more formal gardens with cut flowers grown alongside a vegetable raised bed. The property also boasts the original large Edwardian greenhouse. With a three bay cart lodge, double sized tool store, stables and a potting shed this home offers an array of outbuildings to suit all and this special home really does provide a true slice of the good life.





































INFORMATION



On The Doorstep

The property is located for easy access to the Broads village of Wroxham which is the heart of the Broads. From here you can explore the wealth of the Broads and back waters at ones leisure. Wroxham boasts a department store, individual boutiques, a range of eateries, banks and tourist attractions. The Norfolk coast is an area of outstanding natural beauty and is close by with a number of golf courses and other leisure facilities.

How Far Is It To?

From Wroxham you have easy access to the cathedral city of Norwich which is approximately 9 miles with its large array of cultural and leisure facilities, including Chantry Place and Castle Quarter shopping centres, bars, restaurants, theatres and cinemas. There are a number of good schools in both the state and private sectors as well as the University of East Anglia. Norwich has a main line station to London Liverpool Street with a journey time of 1 hour 50 mins, also providing commuter trains to Cambridge. There is an international airport to the north side of the city and access to most major trunk roads. From the A11 Newmarket Road, Cambridge lies approximately 60 miles to the south-west and Newmarket 47 miles.

Directions

Proceed out of Norwich on the A1151, upon entering Wroxham proceed over the roundabout and on to Norwich Road. Passing through Wroxham and past Roys of Wroxham supermarket and department store, turn left at the mini roundabout onto Station Road. Turn left onto Belaugh Road/ B1354. Turn left into Top Road and the property will be found further down the road on the left hand side.

Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage
Broadband Available - vendors use SKY
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
Broadland District Council - Council Tax Band G
Freehold

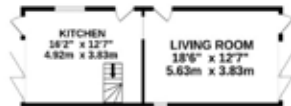
CELLAR
286 sq.ft. (26.6 sq.m.) approx.



GROUND FLOOR
3033 sq.ft. (281.8 sq.m.) approx.



1ST FLOOR
1855 sq.ft. (171.9 sq.m.) approx.



TOTAL FLOOR AREA : 5235 sq.ft. (486.3 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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This property requires an Energy Performance Certificate, which is in the process of being done

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