



Littleton Stud Farm  
Caudle Springs | Carbrooke | Norfolk | IP25 6SQ

# EQUESTRIAN DREAM



“This period farmhouse has an interesting history and in recent years has been comprehensively and sympathetically renovated to an incredibly high standard.

It now beautifully balances period charm with contemporary touches and is both characterful and comfortable. Sitting in around 3.5 acres with a number of useful and versatile outbuildings, a paddock and yard it would lend itself to equestrian usage, for a smallholding or simply as a magical family home.”







# KEY FEATURES

- A Detached Period Farmhouse, perfect for Equestrians, situated in the Village of Carbrooke
- Four Bedrooms; Three Bath/Shower Rooms
- The Principal Bedroom benefits from a Dressing Area and an En-Suite
- Open Plan Kitchen/Breakfast Room/Sitting Room
- Separate Utility Room
- Two Further Reception Rooms plus a Music Room and a Study
- The Grounds extend to 3.54 of an acre (stms) and include a Paddock, Yard and Natural Pond
- Garage with Double Cart Lodge and Studio Above with Annexe Potential
- Outbuildings include Two Shipping Containers and Garden Store
- Large Entertaining Bar with WC, Kitchen and Garden Room
- The Accommodation extends to 2,743sq.ft
- Energy Rating: F

Having carried out a comprehensive renovation, the owners of this impressive property found some lovely features and papers. It all adds to the appeal of the former farmhouse, a place that brims with history but also has been exquisitely finished with great attention to detail. Stylish and attractive, it's a wonderfully sociable place and perfect for parties, family gatherings or as a home in which to escape the outside world and enjoy your own corner of the Norfolk countryside.

## Brought Back To Its Best

The farmhouse dates back around 400 years and when the owners came here, they embarked upon a significant renovation and along the way they found various interesting artifacts, a silver clip with 'ER' engraved on it, a bone handle maid's penknife and scissors were all found under the floorboards, along with an invitation to Princess Margaret's wedding! They also uncovered many of the original timbers, restoring these and leaving them exposed, choosing quality materials like oak flooring to enhance the original features. They have paid equal attention to the outbuildings and grounds. The result is a property in excellent condition, with no work that needs to be done but with potential to make your mark if desired by finishing works to the studio over the cart lodge and the outbuildings internally.









# KEY FEATURES

## Host A Crowd

This is a place where you can have a lot of fun and make many memories. On one side of the farmhouse there's a large open plan kitchen with room for both seating and dining, creating a hugely sociable room that's the heart of the home. A log burner adds a cosy touch in winter, while the two pairs of double doors to the south create an effortless flow between the house and garden in summer. The main sitting room has a beautiful inglenook and is also a really good size, while the dining room, music room and study offer great flexibility. Upstairs, all four bedrooms are well proportioned and the owners have raised the ceilings so there's plenty of usable space. Even the landing is large! The master has a generous dressing area and fabulous private bathroom – the extra-large bath has room for two and there's a separate shower. The family bathroom is a delight, with a feature rolltop bath and shower. It's a home that's perfect for a family with children of any age and for a sociable couple or the active retired – the property is easy to care for and the owners have been surprised by how economical it is to run, with a wind turbine on the land that helps generate electricity for the property. It's also superb for entertaining.

## Quiet Yet Connected

Outside, adjacent to the lane, there's a double cart lodge and garage with a studio room over. The owners have been granted planning permission to create a bathroom and bedroom here, so you could do the work if desired. It would also be great as a hangout for teens or if you run a business from home. But there's still plenty more to see... The owners have started to convert a series of sheds into a spacious bar where they could host parties, with WCs, a small kitchen and a little garden room. This is yet to be completed, so you could certainly add your mark here. There's a further set of outbuildings with two shipping containers which could very easily become stabling if you're a keen equestrian. There's a large yard, with room to turn a lorry or horsebox, which is also sure to be useful. The gardens themselves extend away to the south of the farmhouse – the patio here is a real suntrap. Head down the grounds and you'll see the natural pond that the owners have cleared and reinstated. This attracts a huge amount of wildlife in addition to the birds and animals you'll see in the paddock and surrounding fields – there are owls, ducks, buzzards, woodpeckers, deer and more. In fact, it feels like you're in the middle of nowhere when you're walking down here. Just you, the wildlife and the open fields. Yet you're actually only a mile or so from Watton, with schools, supermarkets and everything you need. The village of Carbrooke, with its welcoming community, is less than a mile in the other direction, the village hall hosting various groups and clubs. There are beautiful walks on the doorstep, including a five-mile circular walk that the owners often do with their dogs. You're also halfway between the A47 and A11, so travel out of the area is also easy.



















THERE IS  
ONLY ONE  
HAPPINESS  
IN LIFE TO  
LOVE  
AND TO BE  
LOVED



































# INFORMATION



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## On The Doorstep

The property is situated in the village of Carbrooke, where just outside of the village on the Norwich Road there is a Spar shop/Post Office and a garage. It is close to the thriving market towns of Dereham and Watton offering secondary schools and a large range of further amenities. Carbrooke is served by Hingham GP surgery, which has been rated one of the best in the country. The nearby village of Shipdham boasts its own a primary school, GP's surgery, post office, shop and two public houses.

## How Far Is It To?

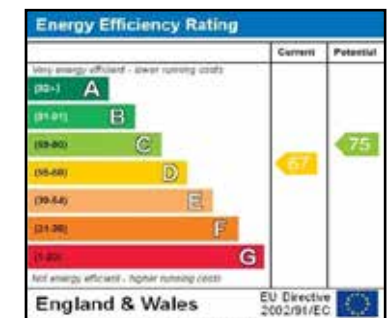
The cathedral city of Norwich can be found to the east with its main line rail link to London Liverpool Street and its international airport. The Chapelfield Development has transformed Norwich's shopping district into one of the largest retail centres in the country. The world-renowned Norfolk Broads can be found to the North East with its many waterways and array of wildlife. The North Norfolk coast with its quaint villages and sandy beaches is approximately one hours drive whilst Thetford Forest with its bike and nature trails can be found closer to home to the south of Hingham.

## Directions

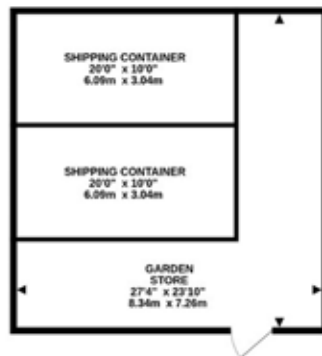
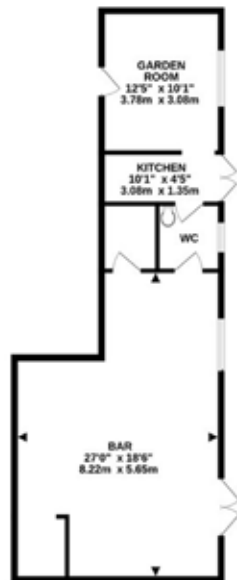
Leave Norwich on the B1108 Watton Road passing through the villages of Barford and Kimberley. Proceed through the market town of Hingham and Scoulton and then turn right onto Summer Lane. Follow the road and turn left onto Drury Lane and the property will be found on the left hand side.

## Services, District Council and Tenure

LPG Gas Heating, Mains Water, Private Drainage via Treatment Plant  
Broadband Available - Fibre to Premises - vendor uses EE/BT  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) - for Broadband/Mobile availability  
Breckland District Council - Council Tax Band F  
Freehold







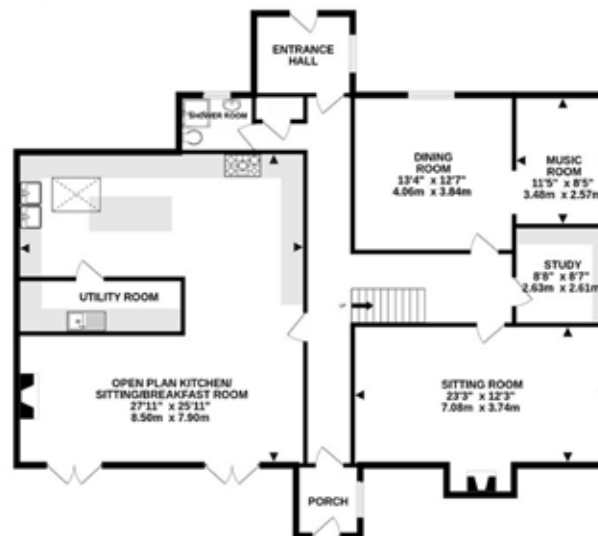
OUTBUILDINGS  
1464 sq.ft. (136.0 sq.m.) approx.



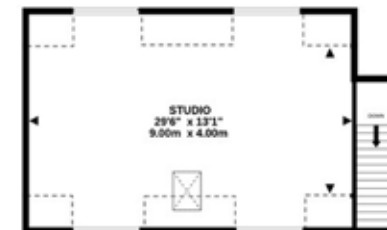
NB: DASHED AREA DENOTES RESTRICTED HEAD ROOM



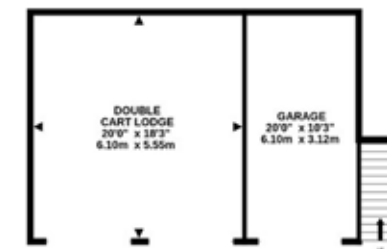
1ST FLOOR  
987 sq.ft. (91.7 sq.m.) approx.



GROUND FLOOR  
1756 sq.ft. (163.1 sq.m.) approx.



GARAGING FIRST FLOOR  
619 sq.ft. (57.5 sq.m.) approx.



GARAGING GROUND FLOOR  
628 sq.ft. (58.3 sq.m.) approx.

FLOOR AREA - HOUSE  
(EXCLUDING ALL OUTBUILDINGS) : 2743 sq.ft. (254.8 sq.m.) approx.  
TOTAL FLOOR AREA : 5453 sq.ft. (506.6 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](http://www.norfolkpropertyphotos.co.uk)  
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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.

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