



Little Paddocks
Bevan Close | Carleton Rode | Norfolk | NR16 1RE

AT HOME WITH NATURE



“This recently renovated property offers a lot more than you might expect at first glance. Incredibly private, behind a smart brick wall and electric gates, it feels wonderfully secluded here. The plot extends to around 5.5 acres and includes gardens, outbuildings and stables, so it’s ideal if you have horses, or wanted to keep a variety of animals such as chickens, sheep or even a pigs! Or if you simply want to raise your family with plenty of fresh air and fun.”



KEY FEATURES

- A Recently Renovated Detached Equestrian Property situated in the Village of Carleton Rode
- Three Bedrooms; Two Bath/Shower Rooms
- Kitchen/Breakfast Room with Separate Utility/Boot Room
- Sitting Room, Dining Room and a Conservatory
- The Grounds extend to 5.5 acres and consist of Paddocks, Manege and Four Stables
- Double Garage, Barn/Workshop and a Garden Office
- The Accommodation extends to 1,972sq.ft
- Energy Rating: D

In a quiet Norfolk village with a friendly community, this home beautifully balances country life with access to amenities. You have a shop, social club and village hall close by, but you're also within easy reach of Norwich, Wymondham, Attleborough and the Broads, so it's a really good location for travel, work and leisure.

A Lovely Location

Set down a little cul-de-sac in the South Norfolk village of Carleton Rode, this home enjoys a delightfully private setting. The owners came here looking for a property with land for their rescue animals. They fell in love with the position of the property and the secure nature of the land, tucked away behind the house, embarking on a reconfiguration and renovation to create their ideal home. Improvements include total redecoration, new flooring, a brick wall with electric gates at the entrance, secure fencing around the garden and around the paddocks, a ground source heat pump and solar panels with a battery system.

A Warm Welcome

The house has a bright, contemporary feel and modern, comfortable flow, with a part open layout that works well for socialising or family life, but also provides clearly defined spaces. On the ground floor, the attractive kitchen has ample storage and preparation space and is part open to a breakfast area and dining room, which in turn leads onto the main sitting room, complete with log burner. Double doors lead to a magnificent conservatory with room for seating and dining, a triple aspect and doors to the garden beyond. Moving from the conservatory back to the hall, you find yourself at the breakfast room again, so the circular layout works well for day to day life. There's a ground floor bedroom and shower room, perfect for anyone with limited mobility or for a teenager wanting their own space. There's also a large utility room for muddy boots or muddy paws.





KEY FEATURES

Upstairs, two good size double bedrooms sit one at either end, sharing a stylish large bathroom with bath and separate shower.

Home For Animals Too

Outside, the main garden is enclosed by pretty painted picket fencing, to keep the dogs safe in the garden when the electric gates are open. This would also be perfect for anyone with young children. The grounds include a vegetable garden, plenty of parking and turning space, as well as equestrian facilities. You have four stables and a large barn, all with electrics, as well as a manege. There's running water to the stables and to the 4.5-acre field that was recently refenced. This is fully animal and dog proof, so you could graze other livestock here if preferred. Altogether, this is a property that lends itself to equestrians, animal lovers, or anyone wanting to live 'the good life'. It's also perfect if you run a business from home. The owners have recently built a cabin on the land with its own decking area. Fully insulated and double glazed, there's good Wi-Fi here, so you can use it as a home office, guest bedroom, art studio or bright and welcoming hobby space. The owners have informally spoken to the council about the possibility of converting the barn to a holiday let, or running a glamping business, and the council seemed favourable, so there is further potential here, subject to the relevant consents. The land is incredibly peaceful and you have farmland on two sides, so there's lots of wildlife to enjoy, including deer and birds of prey.

A Countryside Community

The village has a friendly community, with an active social club hosting live music nights and a bar, as well as family events. There's a shop and village hall close by too. You're well placed here for exploring the wider area, with the coast and the Broads all well under an hour away. You can be parked up in the centre of Norwich within 25 minutes and you can choose from Norwich, Wymondham and Attleborough for your supermarkets. Trains head to Cambridge and Stansted from Attleborough and to London from Diss, so if you need to travel for work, it's incredibly practical, yet when you come home at the end of the day, you can close the gate on the outside world and enjoy your own slice of the Norfolk countryside.

































INFORMATION



On The Doorstep

Carleton Rode is situated in a peaceful rural environment just off the A11. The market towns of Attleborough, Diss and Wymondham are between 6 and 10 miles distant and provide a large range of amenities usually associated with market towns. Both Spooner Row and Attleborough have a main line rail service to Cambridge, while Diss offers a main line service to London Liverpool Street.

How Far Is It To?

The Cathedral City of Norwich is 10 miles to the north with its International Airport and ever increasing shopping facilities including the stunning Chapelfields. The historic city of Cambridge can be found to the south (45 mins) with its famous university. From the market town of Diss (10 miles) you have a direct main line rail link to London Liverpool Street. Thetford Forest is only a short drive away (25mins) great for walking and cycling. A little further afield are the famous Norfolk Broads (45 mins) and the popular North Norfolk Coast (one hour) with its quaint villages and sandy beaches.

Directions

Leave Norwich on the A11 bypassing the market town of Wymondham, continue for a further three miles before taking the Spooner Row exit signposted B1172. Turn left onto Station Road and then right onto Bunwell Road. Continue onto Besthorpe Road and then slight right onto Ugate Street. Turn left onto Mill Road and continue onto Flaxlands. Slight left onto Greenways Lane and then turn right onto Bevan Close.

Services, District Council and Tenure

Ground Source Heat Pump, Mains Water, Private Drainage via Septic Tank
LPG Gas for Kitchen Oven

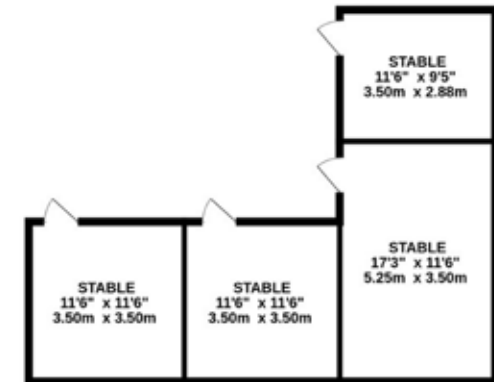
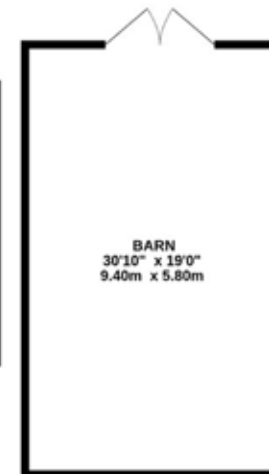
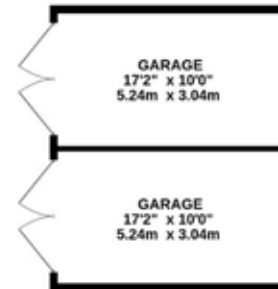
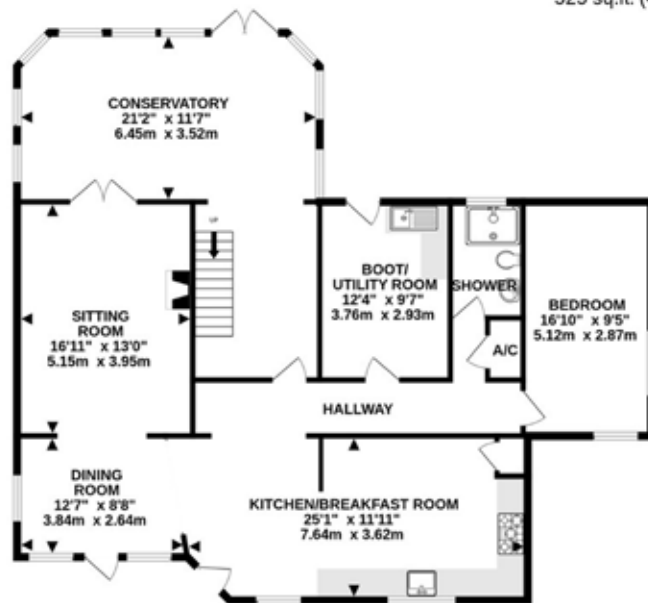
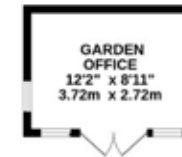
Broadband Available - Fibre to Premises - vendor uses County Broadband

Mobile Phone Reception - varies depending on network provider

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

South Norfolk District Council - Council Tax Band D

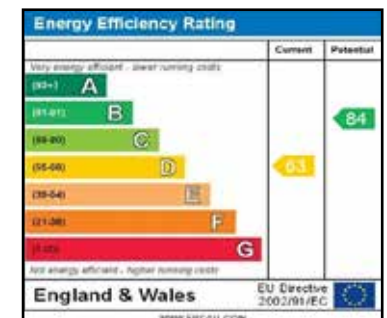
Freehold



OUTBUILDINGS
1610 sq.ft. (149.6 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING OUTBUILDINGS) : 1972 sq.ft. (183.2 sq.m.) approx.
TOTAL FLOOR AREA : 3582 sq.ft. (332.8 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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