



Felstead House  
Norwich Road | Colton | Norfolk | NR9 5BZ



# WRITING YOUR CHAPTER



“This wonderful period home has an interesting history, with each owner adding their own chapter to its story and being custodians of the house that has stood here for almost 400 years.

Lovingly renovated by the owners, who have also landscaped the stunning garden, it's been a much-loved family home and has an enormously welcoming feel.

You could be in the middle of nowhere in this peaceful setting, yet you're well positioned for access to Norwich, Wymondham, Dereham, the A47 and the A11, so it really is an excellent place to be.”







# KEY FEATURES

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- A Fantastic Detached Period Home, Full of Character situated in the Village of Colton
- Five Bedrooms; Three Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite WC and a Balcony
- Kitchen/Breakfast Room with Separate Utility Room
- Three Reception Rooms including a Stunning Garden Room
- The Gardens include an Italian Style Garden and a Courtyard as well as Expansive Lawns and extend to 0.66 of an acre (stms)
- Summerhouse with Pergola and Seating Area
- Two Large Greenhouses and a Potting Shed
- Large Garage Block and Plenty of Parking on the Drive
- The Accommodation extends to 2,760sq.ft
- Energy Rating: D

Packed with authentic character, this home is sure to charm and to welcome you in. Cosy yet light, spacious and flexible, it's perfect for family life and has glorious gardens to the south, making the most of the sun. Hidden from passers-by, you come down the private drive and leave the outside world behind. This is a place where you feel yourself relax and unwind, somewhere you can make memories with friends and family, somewhere to put down roots and write the next chapter of your story and the home's history.

## A Colourful Past

The property dates back to around 1650 and was most likely a pair of farm workers' cottages. It was opened into one larger dwelling and became a pub in the 1830s, trading right up until the 1970s. It then formed part of a smallholding. There's an extension to the left of the property dating from 1870 and the current owners in turn have extended to the rear. One of the current owners knew the property when he was a young boy and came fishing in the neighbouring pond at the invitation of the former owner. The two then ran into each other as adults and the former owner recognised him, the two striking up a friendship. As the former owner grew older, he offered to sell the house to the current owner and his wife – by then with seven children between them – and the rest is history. The property was in poor condition when the current owners first came here and they had to squeeze into just a few rooms while they embarked on a full restoration, which they all found to be a terrific adventure! Every feature that could be saved has been saved, giving the property a beautiful authenticity whilst creating a home that works well for modern lifestyles.









# KEY FEATURES

## Old And New Combine

There are a huge number of features to admire, including the original wooden floor from the pub in what is now the dining room, gorgeous fireplaces including an inglenook, beautiful brickwork in the oldest part of the property, with handmade Norfolk bricks, original panelling and more. It's a home that's as practical as it is attractive, with two good size receptions to the front of the house, a spacious country kitchen with separate pantry and utility, a ground floor bathroom and shower room, plus a stunning garden room with a triple aspect and French doors to two sides. Upstairs, there are two bedrooms and a shower room in the original part of the house, with a further three bedrooms, a huge amount of storage, plus a cloakroom over the garden room. The highlight here is the master bedroom, complete with a balcony. The owners find it truly relaxing sitting up here, enjoying the view down the garden and soaking up the sun. It's a very peaceful spot. The owners love entertaining and can comfortably seat 10-12 in the dining room, and they also love the kitchen, which looks out over the courtyard. The house stays cosy in winter and the snug is a cool oasis on hot summer days.

## A Breath Of Fresh Air

One of the owners is a landscape gardener and has lovingly designed and created the spectacular gardens you can see today, which extend to around 0.66 of an acre (stms). The space divides into different areas, each with its own individual character, including a sunny courtyard, Italian style garden and more. The owners both enjoy pottering in the garden and find it surprisingly manageable because you can pop out and just do one area at a time. You can be as secluded as you like here. Whilst there are neighbours, the garden is hedged for privacy and because you're well away from the road and set within a quiet village, there's nothing to disturb your peace. You can stroll to the village pub for dinner, or hop in the car to play a round of golf or treat yourself to a spa day at the nearby hotel. There's an award-winning farm shop down the road with a café, summer maize maze and various events, while a short drive in the other direction takes you to Longwater where you'll find all the shops you need. You're near to Norwich, the A47 and the A11 so it's easy to get out and about across the area.

























































# INFORMATION

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## On The Doorstep

The village of Colton is approximately 2 miles from the A47 and approximately 3 miles from the Longwater retail park where there is a Sainsbury's and Marks and Spencer. Colton falls in to the catchment area for Wymondham High School and there is a bus service at the end of The Street. The market town of Wymondharn is approximately 5 miles away and offers a railway station, day to day shops as well as a Waitrose.

## How Far Is It To?

The cathedral city of Norwich is approximately 7 miles away and offers a wide range of shops, restaurants and boutiques. It's perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies. To the north of the city the University of East Anglia is also home to the Sainsbury Centre, a permanent collection of modern and ethnographic art, gifted by the Sainsbury family. Trains to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK destinations, as well as direct to Amsterdam.

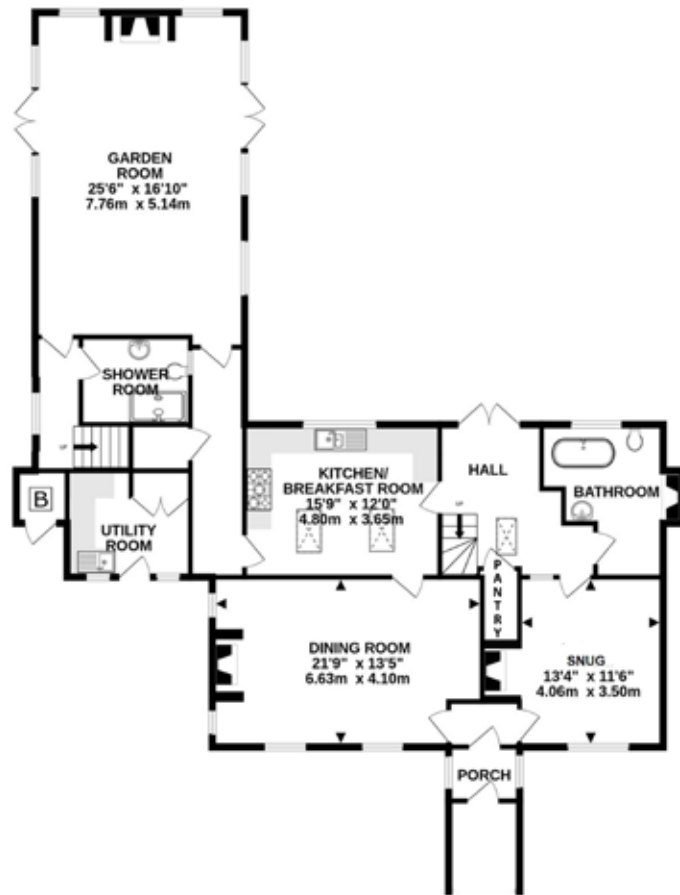
## Directions

Leave Norwich on the Dereham Road/A1074. At the Longwater interchange take the 2nd exit, over the flyover to the Norfolk Showground interchange. Here take the 4th exit onto the A47 slip road to Swaffham. At the next roundabout take the 1st exit onto Dereham Road, Easton and then turn right to stay on Dereham Road, signposted to Colton. Turn left onto Blind Lane and then right onto Norwich Road. This road takes you to the village of Colton whereby the property will be found on the left hand side.

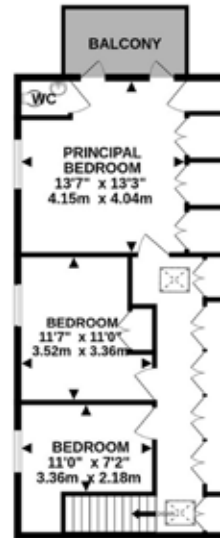
## Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage  
Broadband FTTP Available - Vendor uses TalkTalk  
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  
South Norfolk District Council - Council Tax Band E  
Freehold

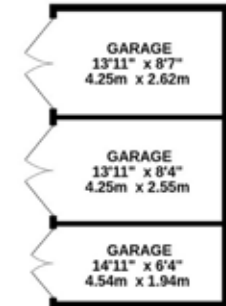




GROUND FLOOR  
1670 sq.ft. (155.2 sq.m.) approx.



1ST FLOOR  
1090 sq.ft. (101.3 sq.m.) approx.

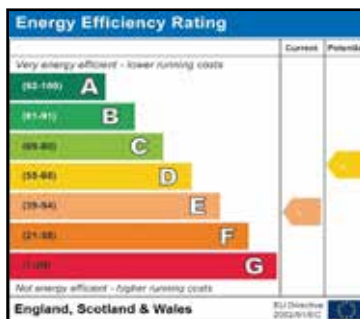


OUTBUILDINGS  
463 sq.ft. (43.0 sq.m.) approx.



FLOOR AREA - HOUSE (EXCLUDING OUTBUILDINGS) : 2760 sq.ft. (256 sq.m.) approx.  
TOTAL FLOOR AREA : 3223 sq.ft. (299.4 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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