



Orchard Farmhouse & Gardeners Lodge
The Green | Saxlingham Nethergate | Norfolk | NR15 1TG

A NEW CHAPTER BEGINS



“This period property packs in centuries of history, but isn’t listed, with each successive owner making their mark and writing their part of its story. There’s so much to see here and so much to enjoy, with plenty of space for family life and entertaining, glorious gardens and green surroundings, a paddock for livestock or a pony or two. Plus a separate lodge and an annexe offering potential for income or multi-generational living. It’s all set in a wonderfully idyllic position within easy reach of Norwich and well placed for travel across the area.”



KEY FEATURES

- A Handsome Period Property with a Separate Lodge and an Annexe in the Pretty Village of Saxlingham Nethergate
- Seven Bedrooms and Seven Bath/Shower Rooms
- The Principal Bedroom benefits from a Dressing Room and a Luxurious En-Suite with Roll Top Bath and Walk-In Shower
- Large Kitchen/Dining Room with Vaulted Ceiling and Bi-Fold Doors to the Garden
- Separate Utility Room with Shower Room plus a Laundry Room and Larder
- Large Entrance Hall and a Study
- Further Receptions include a Drawing Room, Lounge and a Garden Room
- Triple Garage with Adjoining Gym and Sauna
- Carriage Driveway providing convenient Separate Gated Entrances for the House and Gardeners Lodge
- The Landscaped Gardens and Grounds extend to 5.4 acres (stms)
- The Accommodation extends to 6,647sq.ft
- Energy Rating for House: E – Energy Rating for Lodge: D

Picture yourself sitting out on your south-facing terrace watching your children running around in the fresh air and sunshine, perhaps growing their own or learning to ride. You can have all the generations here or invite friends up for the weekend and make memories together. They're sure to be wowed by the beautiful blend of modern amenities and period charm found throughout this incredible home – a place to make your heart sing every time you make your way down the driveway and leave the outside world behind.

Simply Superb

The owners were looking for a relaxed pace of life and safe place in which to raise their family when they came here. They had looked as far away as Scotland, keen to leave the hustle and bustle of city life behind and embrace fresh air and country living. When they found this, it had recently been renovated to a high standard, and they were delighted to find somewhere with the character features they find so charming yet no work to be done. Stepping in through the large solid oak front door, they felt instantly at home. It's been a very happy home ever since, with the owners hosting big family Christmases here, 18th and 40th birthday parties, New Year's Eve celebrations and so much more. You have a wonderful mix of well-proportioned character rooms in the oldest parts of the property and amazing open plan areas that flow effortlessly, so there's room to gather, but also to find a quiet corner.





KEY FEATURES

Plenty Of Personality

After some time living here, the owners decided to add a rear extension, creating a new kitchen. As they love entertaining, they designed it with three cookers, a 'cool wall' with a Caple fridge, wine fridge and freezer, plus a huge kitchen island where people can congregate. They have also designed the room to make the most of the outlook over the garden and down to the woodland beyond, so it's a beautiful setting – and there's a walk-in larder to excite any keen cook. The owners have decorated the house throughout in soft, calming and neutral colours, bringing in warmth and texture through their furnishings, so it's a blank canvas ready and waiting for its new owners, and feels wonderfully calming throughout. The neutral colours also allow the original features to shine, with inglenook and art deco fireplaces, a Tudor serving hatch, split level flooring and more, all adding to the property's personality.

Endless Options

You have three properties in one here, with the added benefit of separate gated entrances. Gardener's Lodge is a gorgeous barn, renovated in 2015 with great attention to detail. The owners have found this to make a very successful holiday let, with two bedrooms, plus a delightful private walled garden. There's also a separate annexe adjoining the lodge, which has a kitchen and bathroom and large open room that would be perfect for running a business from home, for studio space or for an older child living at home. When the owners' family have visited and stayed in the cottage or annexe, they have commented on how relaxing they find it and how much they love watching the wildlife and soaking up the stillness. The lodge also overlooks the paddock, which itself offers plenty of potential as it's around two acres in size. You could have a horse or two, graze sheep, have goats or alpacas... you decide!

Well Positioned For Everything

You have around 4.5 acres here, with formal gardens, woodland, the aforementioned paddock and ample parking. The position of the house makes the most of the setting, with spectacular views across the garden whichever room you're in. Once settled, you won't want to leave, but when you do head out you'll find this a very convenient location. You're just a short drive from Norwich and near the A14 for travel to Diss and Ipswich. There are some excellent fine dining establishments close by, plus various sports and leisure pursuits in the village itself. If you love the countryside, you'll be delighted to know that the historic Boudicca Way is on the doorstep, perfect for walking your dog or heading out on a bike ride. If that all sounds a bit too active, why not attend the village social club or head to the annual gin and beer festival? Whenever you come back home, you'll feel yourself relax, just you and the wildlife once more.



























Gardeners Lodge





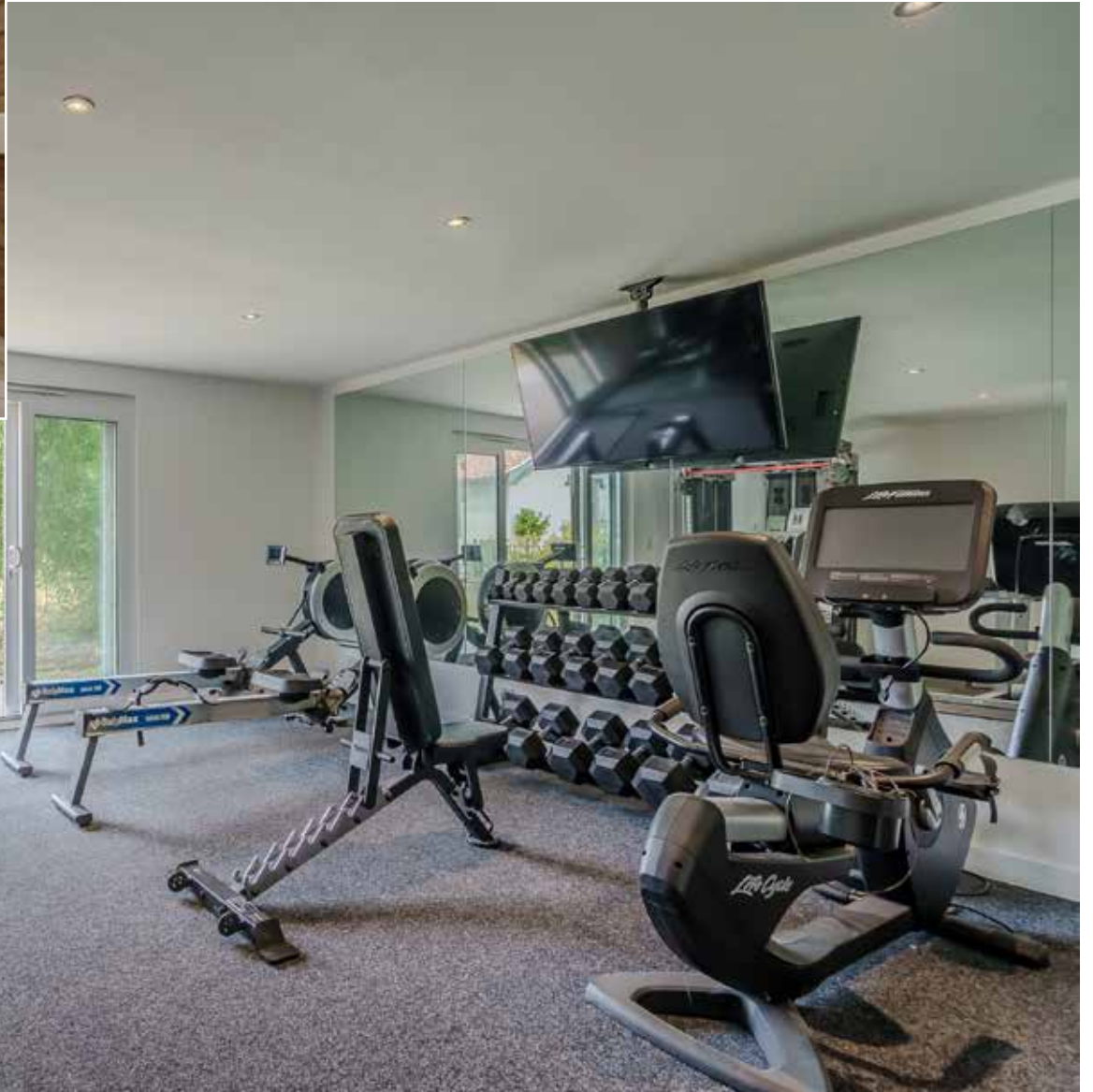
Studio Barn



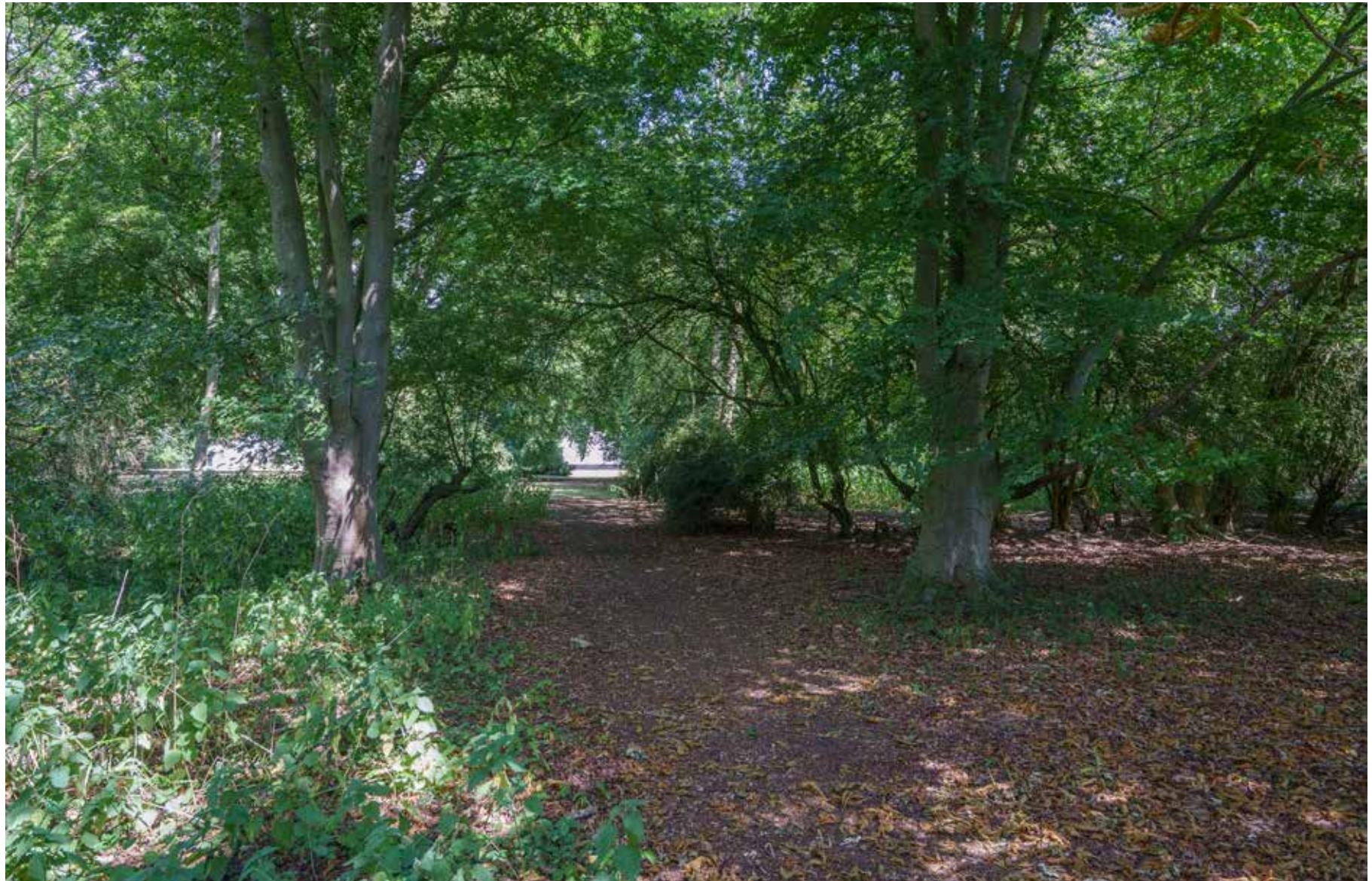












INFORMATION



On The Doorstep

The property is situated in the delightful and much sought after village of Saxlingham Nethergate. The village is picturesque with a historic war memorial on the village green surrounded by a mixture of thatched and period properties. There's also a primary school, cricket and bowls club and a thriving village hall. Boudicca Way passes through the village providing a 36 mile walking route through countryside, linking Norwich and Diss.

How Far Is It To?

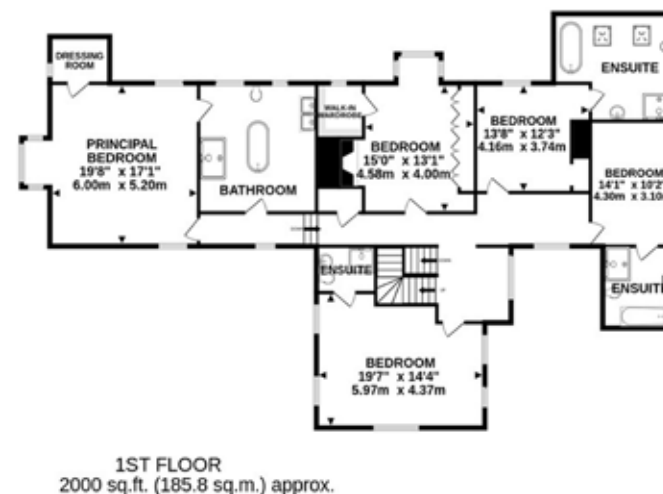
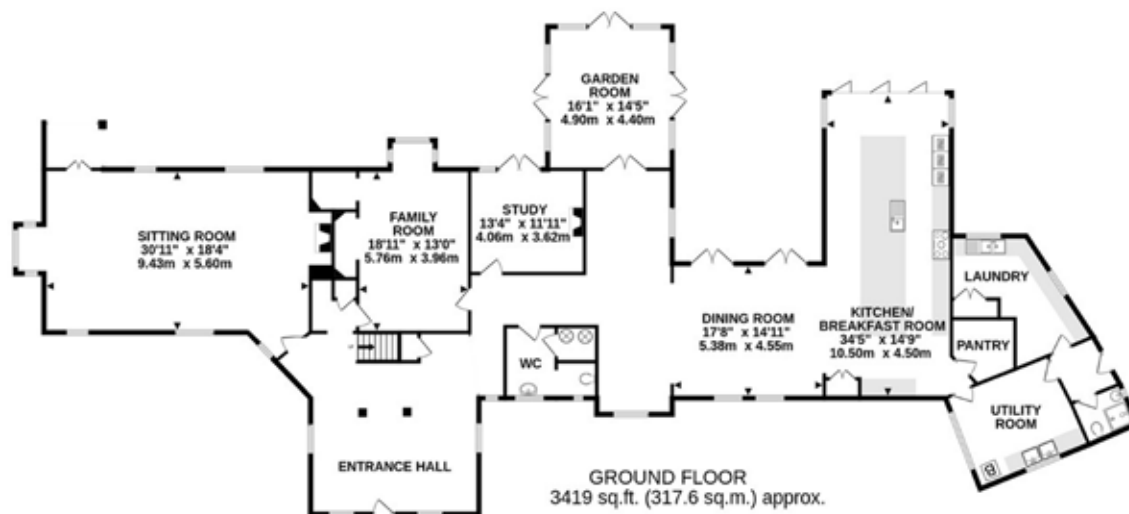
Saxlingham Nethergate is approximately 10 miles from the thriving market town of Bungay which boasts many historic attractions including the ruins of Bigod's Castle. There is a theatre and several churches to explore and a variety of individual and specialist boutiques including a wealth of antique shops. Bungay also has many restaurants, cafes and bars plus a modern indoor swimming pool and a weekly market on Thursdays. Norwich is located approximately 8 miles north with its wide range of leisure and cultural facilities as well as a main line rail link to London Liverpool Street and an international airport. The De Vere Dunston Hall Hotel is within easy access off the A140 offering over 150 acres of parkland, a spa, sauna and a fitness suite, while golfers will enjoy the championship golf course. The attractive market town of Diss is approximately 16 miles south west with its large variety of shops, auction house and museum. It too boasts a main line rail link to London Liverpool Street.

Directions

Proceed from Norwich on City Road and continue onto Long John Hill. At the roundabout take the 1st exit onto Stoke Road. Continue onto Norwich Road and through Shotesham. Proceed onto The Street in Saxlingham Nethergate. Continue onto The Green. Turn left to stay on The Green and the property will be found on the right hand side clearly signposted with a Fine and Country For Sale Board.

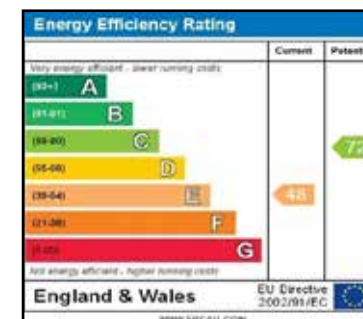
Services, District Council and Tenure

Oil Central Heating, Mains Water, Drainage via Treatment Plant
Fibre to Cabinet Broadband Available - Vendor uses BT
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 H for the House
Council Tax Band C for the Lodge
Freehold

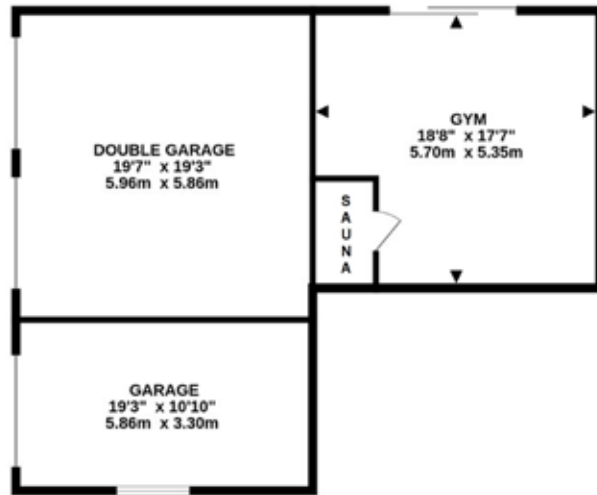


FARMHOUSE FLOOR AREA: 6647 sq.ft. (617.6 sq.m.) approx.

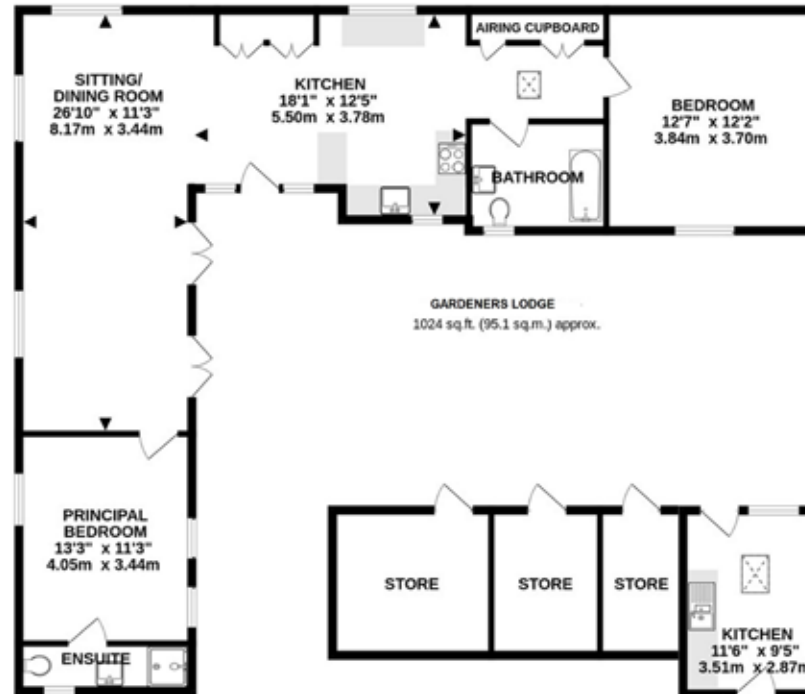
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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GARAGING & GYM
916 sq.ft. (85.1 sq.m.) approx.



GARDENERS LODGE
1024 sq.ft. (95.1 sq.m.) approx.

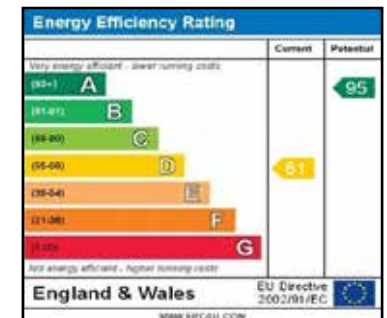


GARDEN STORES
210 sq.ft. (19.5 sq.m.) approx.

STUDIO
480 sq.ft. (44.6 sq.m.) approx.

OUTBUILDINGS FLOOR AREA : 2631 sq.ft. (244.4 sq.m.) approx.
TOTAL FLOOR AREA : 9278 sq.ft. (862 sq.m.) approx.

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Fine & Country Norwich
12-14 Queen Street, Norwich, Norfolk, NR2 4SQ
01603 221888 | norwich@fineandcountry.com

