



Waterloo Farm  
Morley St. Peter | Norfolk | NR18 9TE

# IN LOVE WITH THE LIFESTYLE



“An escape to the country that’s close to towns, walking distance from Wymondham College and just a few minutes from main roads and transport links, yet it feels a world away. This is a home full of character that’s been meticulously and comprehensively restored. A joy to explore, a wonderful family home, beautifully combining the old and the new, with a versatile layout and useful outbuildings. Don’t miss the chance to enjoy all that this impressive home has to offer.”





# KEY FEATURES

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- A Beautiful Detached Period Property situated in the Village of Morley St. Peter
- Four/Five Bedrooms; Three Bath/Shower Rooms
- The Principal Bedroom has a Dressing Table Area and an En-Suite
- Open Plan Kitchen/Living and Dining Room
- Separate Large Utility Room
- Sitting Room and Study/Bedroom Five
- The Property sits in around 2 acres (stms) and includes a Garden Office and an Outbuilding housing a Gym
- Large Parking Area and Detached Garage
- The Accommodation extends to 2,465sq.ft
- Energy Rating: D

Grow your own vegetables, camp out on the lawn, watch the seasons change, make memories with family and friends... there's so much you can do here. It's a house that adapts to every stage of family life, offering huge flexibility yet asking very little in return. A place with wow factor that's also comfortable and welcoming, both practical and attractive.

## Character And Contemporary

This home effortlessly balances the best of old and new, period and contemporary, open plan and separate spaces. The oldest parts are thought to date back to the early 1800s and the property was a farmhouse for a 600-acre farm. It's named on old Ordnance Survey maps from around 150 years ago. Whilst the land has been sold off over the years, the property still has a garden of around two acres, part of which was once the village cricket pitch. When the owners came here, they were looking to live the good life, raising their three young children in a healthy outdoor environment, with plenty of space both in the garden and within the house. At the time, the property needed a lot of work, so they stripped it right back, carried out a comprehensive yet sympathetic renovation and created a magnificent family abode that's been a much-loved home to them ever since. You have modern touches such as underfloor heating across the ground floor, but you still have that delightful character that comes with the passage of time.







# KEY FEATURES

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## Family Fun

The owners are a sociable family and the house and garden have played host to many events and occasions over the years. In fact, the space that sits at the heart of the house, with kitchen, dining and seating areas, has been designed specifically for family life and entertaining. In summer, the owners open the bifolds and enjoy a comfortable flow between the inside and outside space. In winter, a large Christmas tree takes pride of place in here and the family table seats a good number of guests. There's a separate sitting room, so the owners can be in one reception room and their adult children can use another. There's also a ground floor study for those working from home. This is a very versatile space that could be (and has been) a snug, and would also make a great ground floor bedroom, as there's a shower room on the other side of the roomy entrance hall. A large utility adds a practical touch – there's plenty of storage here, room for your dogs to dry off after a walk, space for sports kits aplenty, and best of all it has independent access from the garden, so no traipsing muddy boots through the house! Upstairs, the stunning principal bedroom suite is another highlight, complete with dressing table area and luxurious shower room. Three further bedrooms, a full bathroom with shower and a huge airing cupboard complete the first floor. As with the ground floor reception hall, the galleried landing is also roomy and enhances the sense of space throughout the property.

## Well Connected In The Country

When the owners first came here, the garden had only two trees. Today it offers beautiful and mature green surroundings, home to abundant wildlife, with two types of woodpecker, hedgehogs, pheasants and much more. The owners have hosted picnics on the lawn, had a hog roast and held many other gatherings out here over the years. There's parking for 15 or more cars, so you can host a crowd with ease. The owners have added two outbuildings, one of which is a gym and one a home office, so you can keep your home and work life completely separate, or work undisturbed if you have little ones in the house. There's a vegetable garden you could take over, plus lots of space for children to play out. Best of all, it's completely private here. None of the neighbours can see in and you have this incredible sense of peace and quiet. Yet Wymondham College is just a ten-minute walk (you're one of the closest houses to the school), and when you hop in the car, you can be on the A11 in less than five minutes, or in the centre of Wymondham or Attleborough in ten minutes.





























































# INFORMATION

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## On The Doorstep

Morley St Peter is a small unspoilt village around 1.5 miles from the A11. The market town of Wymondham is approximately 3 miles distant and has good shopping and banking facilities including excellent schools. The property is well placed for the renowned Wymondham College and Wymondham College Prep School, which is a short walk away. The town of Attleborough is about 5 miles, which also offers a further range of shopping and banking facilities and there is a rail service from Wymondham and Attleborough with trains to Cambridge and Norwich.

## How Far Is It To?

Norwich, the cathedral city and regional centre of East Anglia is about 12 miles to the north and offers all you would expect of the county capital, with a wide range of cultural and leisure facilities, restaurants, bars, cafe's, theatres, cinemas and one of the largest outdoor markets in the country. There is a variety of good schools both in the public and private sectors. Diss is about 14.5 miles to the south and both Norwich and Diss have mainline railway connections to London Liverpool Street.

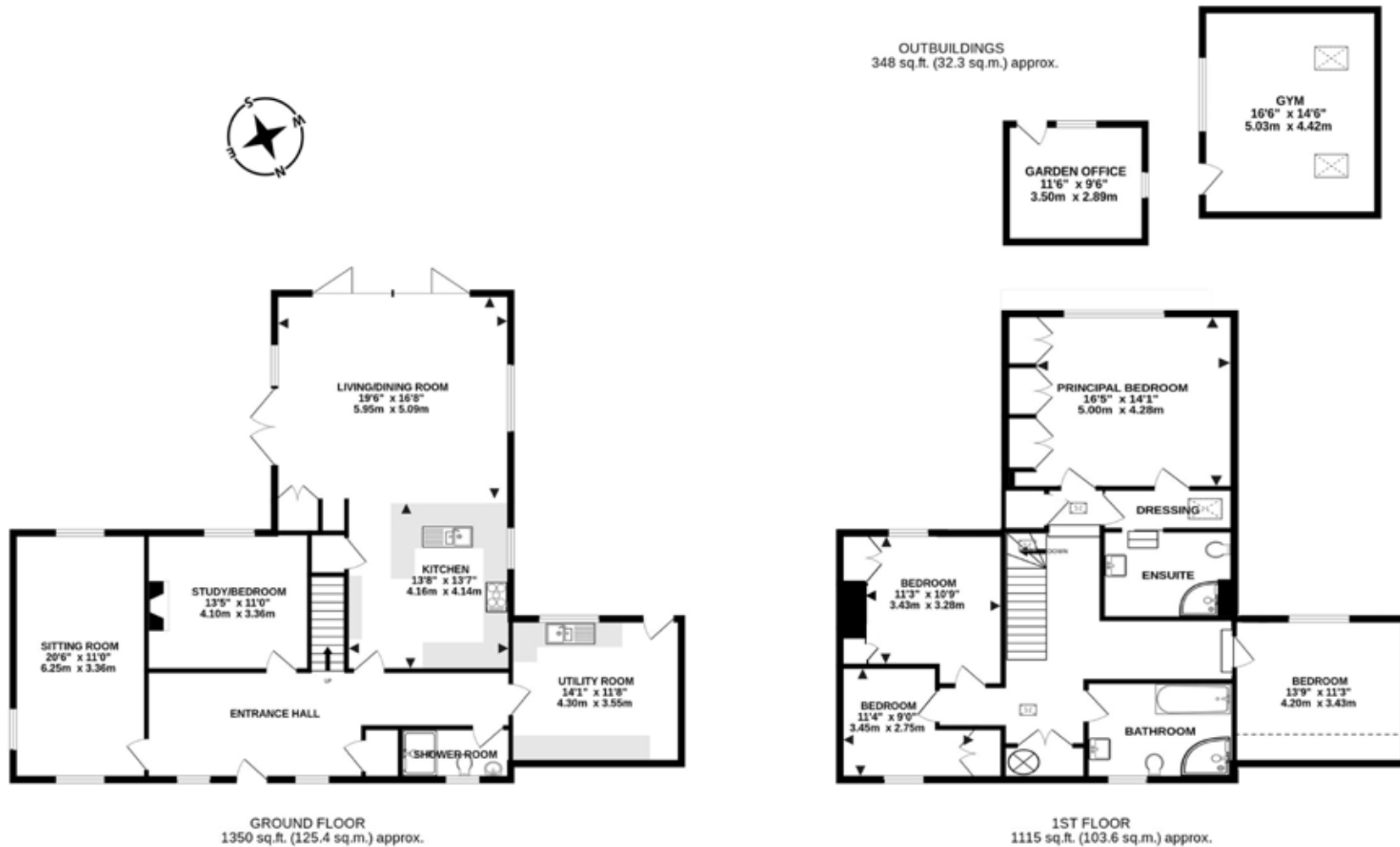
## Directions

From Norwich take the A11 and follow the signs to London/Thetford. Take the exit towards Wymondham/Morley/B1172 and then follow the signs to Wymondham College along the B1172. Turn right onto Golf Links Road and continue past Wymondham College. Turn left at a small crossroads, opposite Hall Lane, and the property can be found after approximately 50 metres, set back from the road on the left hand side.

## Services, District Council and Tenure

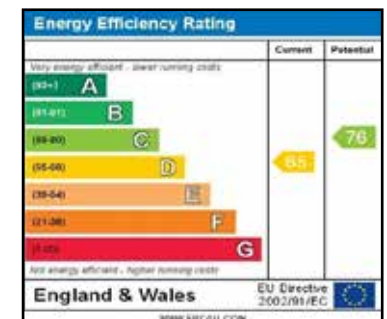
Oil Central Heating - most of the Ground Floor is Underfloor Heating with Radiators elsewhere, Mains Water, Mains Drainage for Foul Water Only  
Fibre to Cabinet Broadband Available - Vendor uses BT  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) - for Broadband/Mobile availability  
South Norfolk District Council - Council Tax Band F  
Freehold





**MAIN HOUSE FLOOR AREA : 2465sq.ft. (229.0 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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