



Juniper House
High Street | Ketteringham | Norfolk | NR18 9RU

IDYLLIC SITUATION



Nestled in a generous and secluded plot in the highly desirable village of Ketteringham, this picturesque thatched detached property offers a unique opportunity to own a piece of Norfolk's heritage.

With origins believed to date back to the 17th century, this Grade II listed home seamlessly blends timeless character with modern comfort. And all just moments from the A11 and 3 miles from a train station for easy commutability.



KEY FEATURES

- A Pretty Thatched Grade II Listed Detached Property in the Village of Ketteringham
- Four Bedrooms and Two Bath/Shower Rooms
- Kitchen/Breakfast Room with Separate Utility & Ground Floor WC
- Three Reception Rooms and a Study
- Landscaped Gardens include a Dragonfly Pond, Pergola, Outdoor Pod, Greenhouse, Fruit Trees and Vegetable Beds
- Detached Double Storey Garage with Annexe Potential
- Driveway providing Plenty of Parking
- The Accommodation extends to 2,662sq.ft
- No EPC Required

This location provides the perfect balance of countryside tranquillity and urban convenience and the home itself offers exceptional flexibility with four unique reception areas, each with their own distinctive charm. Exposed beams, feature fireplaces, and traditional architectural details complement the light-filled rooms, making every space feel both historic and homely. The current owners fell in love with this home at first sight and for the last nine years it has been a fabulous bolt hole in which to shut the world out, yet has also been full to the brim with family and friends, it's a versatile rural haven.

Step Inside

Entering through the kitchen door, a practical habit as it is closest to the garages, you immediately sense a welcoming farmhouse feel with the breakfast table allowing you to gather and chat about the day, and for children to have breakfast whilst packed lunches are prepared. The stable door allows views of the gardens whilst keeping the dogs and children where you can see them. A useful utility/boot room is just off the kitchen, so handy to have. Straight ahead you enter an internal hallway with lobby and cloakroom to the right and a beautiful beamed sitting room straight ahead with space for three large sofas, armchairs and impressive fireplace with wood burner. This room is a favourite for family to gather, watch films on the home cinema screen and for card games after dinner or snuggling down with a good book and listen to music in front of the fire – this room also has stairs to the principal suite. Lastly on this wing is the practical tiled floored study, with external door, making it ideal as a study for working from home or potentially for business associates and meetings without disturbing the rest of the home. Coming back towards the kitchen and turning right is the large dining room with room for a huge table, another fabulous fireplace, the chimney is blocked off in this one, and wonderful double doors to the gardens and terrace for alfresco entertaining. Stairs to the first floor rise from the dining room. Lastly you discover the snug, where you can shut yourselves away in peace with beautiful views out of the dual aspect windows. The snug offers a cosy space when the home is quiet or could offer an escape for younger members of the family to slide off to. This home is welcoming and offers flexibility too with rooms repurposing as your needs dictate.





KEY FEATURES

Thatched and Fabulous

Chocolate box pretty with such a traditional country feel, from interiors to the interesting grounds, this home has real heart. The country living colour palette, from the kitchen cabinetry to the calming tones on the walls, blends so well with the natural materials of the beautiful, weathered beams, stone flooring and exposed brickwork. The formal dining room conjures up images of feasting in winter by the feature fireplace and has hosted many a large family Christmas and dinner parties with friends. The social spaces offer room for everyone to relax, with huge sitting room for after dinner conversation and the projector for the current owners' traditional cinema night on Christmas Eve with wood burner blazing and It's a Wonderful Life on screen – what a picture!

Exploring Upstairs

Two separate staircases lead to the first floor, once again providing privacy and ease of use. The staircase from the sitting room leads to the principal bedroom, beamed and full of light being dual aspect. With a bank of fitted wardrobes and spacious ensuite boasting bath and shower, this suite is so comfortable and separate from the other first floor rooms, so could be perfect for adult children or teens yearning for independence. The family bathroom, along with three further beamed and pretty bedrooms, is off the hallway found via the central staircase from the dining room. Each of the three further double bedrooms served by the central staircase are of a generous size and offer fabulous views over the grounds and fields beyond. The family bathroom backs on to the ensuite of the principal bedroom. If required there is the potential for a connecting doorway to be inserted or even to combine the two into a single large Jack & Jill style bathroom

Step Outside

The beautifully landscaped gardens have been lovingly maintained by the current owners, offering a peaceful sanctuary with a variety of seating areas, established planting, interesting features and undisturbed views across surrounding fields. Whether enjoying your morning coffee on the expansive terrace overlooking sprawling lawns, sneaking away to the shaded pergola with a good book, basking in the sun on the picnic bench area or entertaining friends in the summer with barbecues and party games, the outdoor space here is truly special. A favourite activity in winter is to enjoy the outdoor pod with a steaming hot mulled wine and winter sun and snow all around you. The current owners have held baby showers in the gardens and outdoor cinema events in the courtyard and have made the grounds a haven for wildlife with a purpose-built dragonfly pond – just stunning to watch the dragonflies dancing. For the green fingered enthusiasts the pear, plum, fig, apple and peach trees are a bonus along with the pretty greenhouse and raised vegetable beds – you can re-create the renowned 'juniper crumble' with the fruits of your labours! A detached double two storey garage and generous off-road parking provide practical benefits, while also offering further potential for a home office, studio, or annexe – subject to planning.





























INFORMATION



On The Doorstep

The welcoming village of Ketteringham offers a vibrant local community benefiting from a village hall, cricket club, pre-school nursery and a local coffee shop. With its peaceful setting it offers opportunities for walking, cycling, and exploring the surrounding countryside and escaping the hustle and bustle of life. From the house you can walk to Ketteringham Hall just outside the village and enjoy afternoon tea in the gorgeous Orangery. Hethersett is close by and offers top performing Hethersett Academy and local Tesco Express whilst a little further is Waitrose at either Wymondham or Eaton.

How Far Is It To?

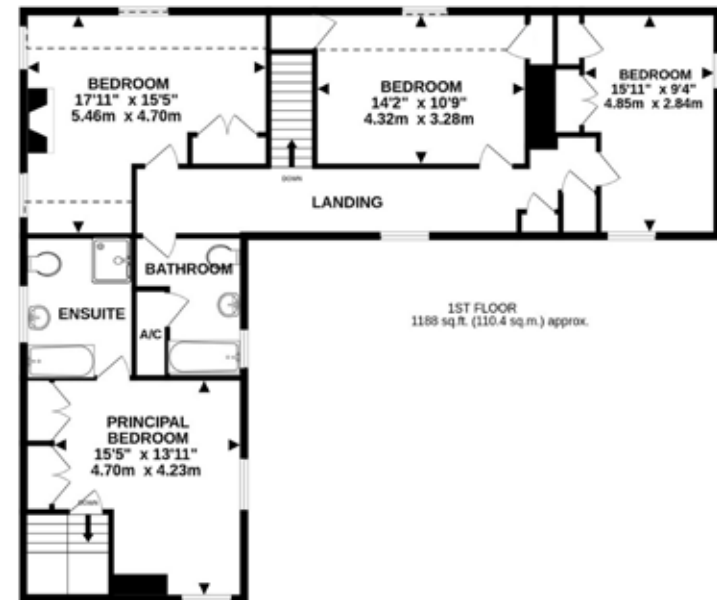
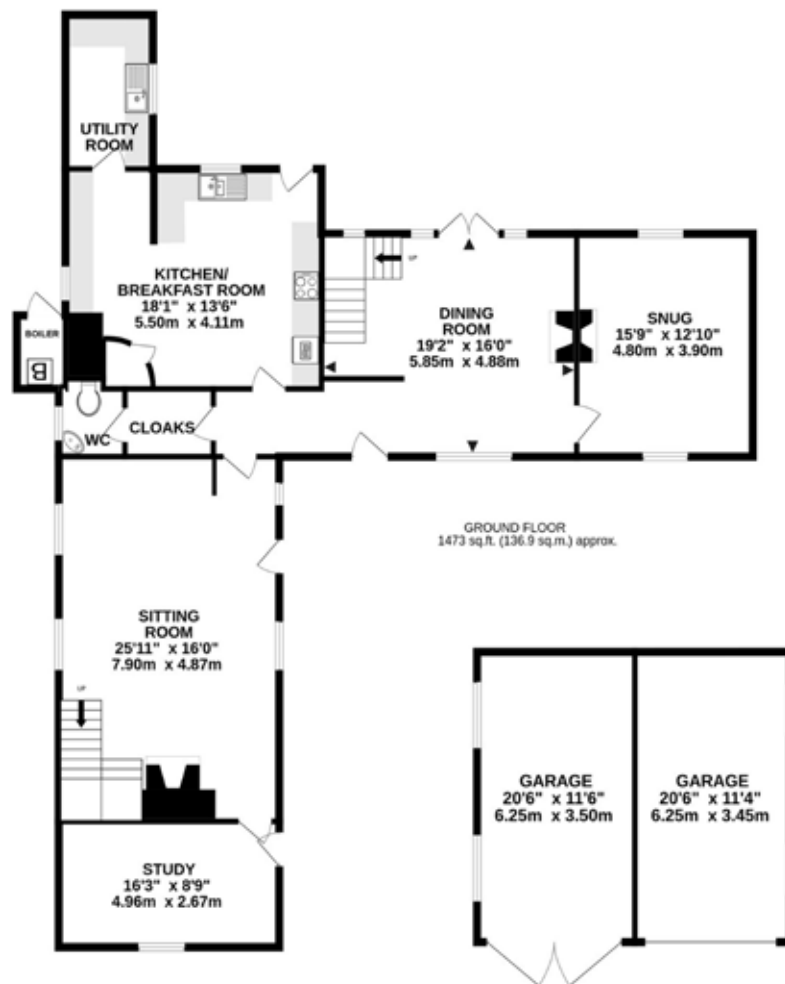
Just 3 miles away is the market town of Wymondham offering health centres, vets, supermarkets, wonderful pubs and eateries, a choice of nursery, primary and secondary schools, plus the independent and renowned Wymondham College. From Wymondham, connectivity is stress free with easy access to the A11 for road links plus rail links to the capital and to Norwich. Both the Broads National Park and North Norfolk beaches are within easy reach for water sports and outdoors enthusiasts.

Directions

Leave Norwich on the A11 Newmarket Road and at the roundabout head towards London/Thetford. Turn left onto Station Road and then right onto High Street and the property will be located on the left hand side clearly signposted with a Fine & Country For Sale Board.

Services, District Council and Tenure

Oil Central Heating, Mains Water, Drainage via Water Treatment Plant
Fibre to Premises Broadband Available - Vendor uses EE
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 G
Freehold



FLOOR AREA - HOUSE (EXCLUDING DOUBLE GARAGE) : 2662 sq.ft. (247.3 sq.m.) approx.
TOTAL FLOOR AREA : 3129 sq.ft. (290.7 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 Made with Metropix ©2025

NB: DASHED AREA DENOTES RESTRICTED HEAD ROOM

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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