



Woodgate House
Gorgate Road | Hoe | Norfolk | NR20 4BG

CHARACTER MEETS CONTEMPORARY



“In a highly desirable location, set within generous gardens, this handsome period home impresses right from the start.

Classic 1930s character runs throughout, with beautiful original fireplaces, picture rails, solid wood doors and more, yet the home has also been extended to offer a fabulous open plan space that’s perfect for family life and social occasions alike.

A close connection to the garden beyond brings the outside in.

You’re perfectly positioned here for country walks and for shops, schools and more, yet you’re also well placed for easy access up to the coast, over to Norwich and for travel out of the county.”



KEY FEATURES

- A Very Handsome Period House situated in the Village of Hoe
- Four Bedrooms and Three Bath/Shower Rooms
- The Principal Bedroom benefits from a Dressing Room and En-Suite
- Open Plan Kitchen/Dining/Living Room with Access to the Garden
- Pantry and Separate Utility/Boot Room plus a Ground Floor WC
- Two Bay Fronted Reception Rooms
- Outbuildings include Two Offices and a Garden Gym Room
- Long Tree Lined Drive leading to Double Garage & Plenty of Parking
- The Main Accommodation extends to 3,030sq.ft
- Energy Rating: D

A very happy home with a lovely heart, this is the real deal. Period charm meets open plan living, while the location allows you to make the most of everything the area has to offer. A wonderful lifestyle awaits you here, whether you're looking to raise your family with a healthy outdoors upbringing, to become more self-sufficient and live 'the good life' or simply to find that perfect family home where you can put down roots.

Eye-Catching And Attractive

When the owners first came to see what is now their home, they fall for it before they had even stepped inside, won over by the long tree-lined driveway, the secluded position, and the solid nature of the house, a traditional build of excellent quality. They wanted privacy but not isolation, to have peace and quiet but also to be within easy reach of shops and amenities. Traveling to London most weeks, the ability to get out of the area and down to the south was also important, but when they came home, they wanted to leave the outside world behind. This house ticked every box. After a few years they chose to extend, creating a magnificent family home that's flexible and practical but also comfortable and attractive. This was going to be their forever home, so no expense has been spared and every detail considered. As they relocate to be closer to family, you could now benefit from all their hard work.

Work, Rest And Play

This is a property that will rise to every occasion. On either side of the front door you have a stunning reception room, packed with period features and filled with light through the large bay windows. The owners use these as a library and a sitting room, so if someone's watching television in the sitting room, you can curl up with a book in the library in peace. Beyond this you pass a cloakroom and move into the magnificent kitchen – the true heart of the home. Exquisitely finished, the greens chosen throughout the room ensure a connection to the garden beyond, whilst the many windows, rooflight and bifold doors frame the beautiful outlook and allow the light to pour in.





KEY FEATURES

This is a great room to fill with friends when you're entertaining and the owners love gathering their extended family for Christmas and birthdays, making lovely memories along the way. They have cleverly avoided one of the downsides of open plan living – that your mess is always in view – with a generous pantry in the kitchen area and a utility/boot room where you can keep your coats, shoes and laundry and wash off muddy paws. Upstairs, all four bedrooms are doubles and two have those wonderful bay windows. The principal bedroom is air conditioned and the en-suite has been fitted out for a spa feel. It has a 4-seater steam room, and a Japanese wall hung toilet, with a further en-suite for the second bedroom. The other two bedrooms share a very stylish family bathroom with both bath and shower. If you work from home, or you're looking for a hobby room or studio, that's covered too. There's a separate building in the garden with two interconnected offices, perfect if you run a business as it has CAT 5 cabling. You can still close the door on work at the end of the day and leave it behind, but you have the bonus of a very short commute – just a few steps across the garden. There's also a garage and a gym within the plot. The gym outbuilding has architect plans to show how it can be converted into a studio annexe and is connected to all services.

Perfectly Positioned

The gardens are large but low maintenance, with mature trees and shrubs. There's a working area with a greenhouse and raised beds, plus an area where you could keep chickens, goats or pigs. There's plenty of wildlife to see, including many varieties of birds. This isn't a conservation area but it is surrounded by one, with Hoe Rough, a Site of Special Scientific Interest close by, Hoe Common, plus the Wendling Breck project, where 2,000 acres of meadows are being recovered and protected. This means the land around you is safe from development, you have beautiful surroundings in which to walk your dogs, and you can walk or cycle to Dereham on pathways. Once in town you can have tea and cake, do your shopping, or catch a film at the cinema. You also have some excellent pubs in nearby villages, such as Swanton Morley and Gressenhall. Head up to the coast – it's less than half an hour to Wells – or down to Norwich, and you can enjoy all the attractions of the seaside or the city, returning home and unwinding in refreshingly peaceful surroundings.





























INFORMATION



Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via Water Treatment Plant
Fibre to Premises Broadband Available
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
Breckland District Council - Council Tax Band F
Freehold

On The Doorstep

Woodgate House can be found within the village of Hoe which boasts a small and charming church. Hoe lies adjacent to the village of Beetley with its primary school, hairdressers and a regular bus service into Dereham where there is a large range of amenities including two superstores, a newly constructed leisure centre, a good range of shops, library, cinema, hotels and restaurants. You also have easy access on to main trunk roads into Norwich, Kings Lynn and out of county areas.

How Far Is It To?

Hoe can be found 11 miles east of Fakenham and 16 miles north west of Norwich. Often described as the gateway to the north Norfolk coast the thriving market town of Fakenham has the famous Fakenham Race Course, Pensthorpe Waterfowl Park and the Thursford Collection right on its doorstep. The cathedral city of Norwich offers a range of excellent facilities and amenities including top restaurants, bars, cinema and supermarkets, with access to a wide range of retailers, from national brands to independent boutiques and shops and the largest permanent outdoor market in the country. Chantry Place and Castle Quarter offer covered retail therapy opportunities and landmark buildings such as The Forum continue to add to the ambience of the city centre and compliment the historically important cathedral. Norwich also benefits from its own rail line link to London Liverpool Street and an International Airport.

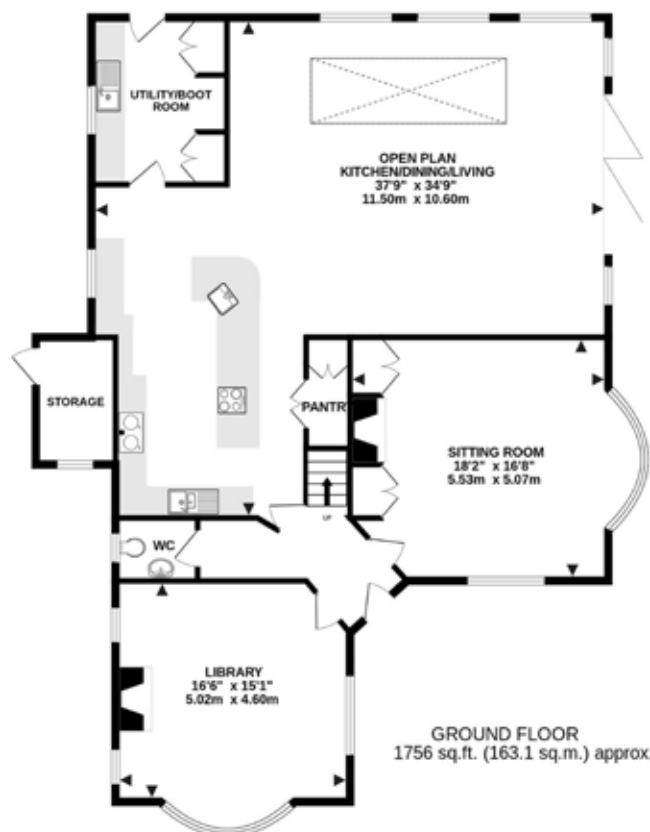
Directions

Leave Norwich on the A47 heading towards Swaffham, taking the East Dereham exit. Leave Dereham on the B1110 Holt road before turning left onto the B1146. On approaching Beetley take the first turning on your right into Gorgate Lane where Woodgate House is the first driveway to be found on your right hand side

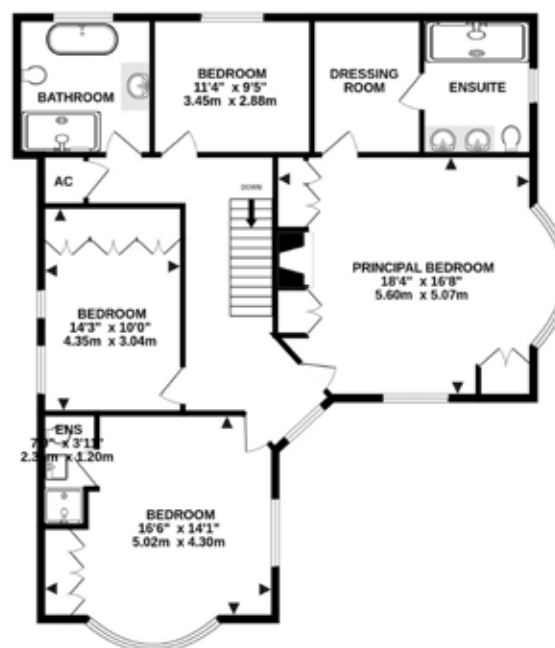
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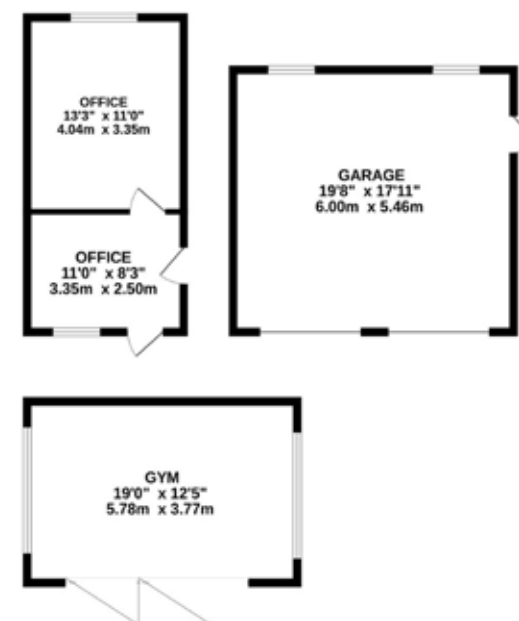
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GROUND FLOOR
1756 sq.ft. (163.1 sq.m.) approx.



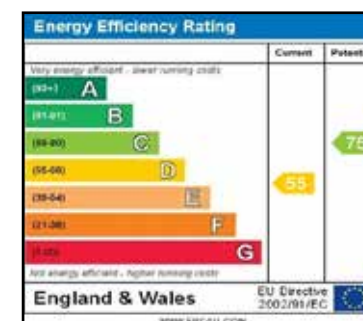
1ST FLOOR
1274 sq.ft. (118.4 sq.m.) approx.



OUTBUILDINGS
824 sq.ft. (76.5 sq.m.) approx.

MAIN HOUSE
TOTAL FLOOR AREA : 3030sq.ft. (281.5 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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