



Charter House  
Mattishall Road | Honingham | Norfolk | NR9 5BL

 FINE & COUNTRY

# LESSONS IN COUNTRY LIVING



“A former school, this impressive period home offers an enviable lifestyle – country living done right! Peaceful and secluded, generous and welcoming, you have an abundance of space to call your own.

Annexe potential, a popular pub in walking distance, open countryside on the doorstep, but you’re also just a ten-minute drive from all amenities and within easy reach of town and city alike.”







# KEY FEATURES

- A Very Versatile Period Property, which gives the Option of an Annexe, situated in the Village of Honingham
- Five Bedrooms & Four Bath/Shower Rooms - Three En-Suites
- Principal Bedroom also benefits from a Dressing Room/Bedroom Six
- Five Reception Rooms plus a Study and Conservatory
- Original Character includes Fireplaces and Exposed Beams
- Main Kitchen/Breakfast Room with Pantry, Separate Utility and WC
- Second Kitchen and WC for Annexe Potential – Please See Floorplan
- Outbuildings include a Fully Insulated Office/Gym with WC and a Powered Workshop
- The Main Accommodation extends to 2,973sq.ft
- Energy Rating D

A period property with an interesting history, sympathetically improved by the current owners, this is a most impressive and desirable home. Whether you're looking for a place that you can fill with friends and family, somewhere to relax and get away from it all, a home within easy reach of Norwich where you can leave the outside world behind at the end of the day, or something that will suit multiple generations, this will hit the spot!

## A Lovely Location

Thought to date back to the 1860s, this property began life as a school, before being converted into two cottages and later opened up into one larger property. The current owners came across the house when they were looking to move into the area in their very own 'escape to the country', and as they settled into life here, they realised they had landed on their feet! The house beautifully balances country living with access to amenities and has lots of space for family – one of their parents lives here with them and it works brilliantly for multi-generational living, with enormous flexibility to live the life you've always dreamed of. As you walk around and explore, you can imagine yourself soaking up the sun on the decked terraces, cooking a feast for friends and family in the farmhouse kitchen, curling up in front of the fire on a cold winter's evening – it's everything you could ask for.

## Character With Comfort

During their time here, the owners have made a number of improvements, so you have the appealing character of original features, with oak timbers, fireplaces and even an original range cooker, plus the benefit of solar panels with battery storage, a home gym, recently fitted second kitchen and more. You have beautiful and cosy reception rooms to the front of the property, with the entrance hall large enough to use as a room in its own right. The conservatory to one side is a real suntrap and allows you to make the most of the sunshine when it's not warm enough to be outside.







# KEY FEATURES

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## Annexe Potential

The owners have an older relative living with them and he has his own reception room, study, kitchen and cloakroom at one end of the house. At the other end, across from the attractive farmhouse kitchen, is a wonderful walk-in pantry, cloakroom and a recently built extension housing a games room and utility. You can see that the rooms are well proportioned, with plenty of light, and there's space for a large family to gather together or to spread out and do their own thing. Upstairs, there are currently five bedrooms, three of which are en-suite, and three of which have built-in storage. There's also a family bathroom. The highlight up here is the principal suite, complete with double-ended freestanding bath and generous dressing room – a lovely luxury.

## More To Explore

With a workshop for getting your hands dirty and a gym or home office with WC facilities, you'll see there's more to enjoy beyond the house itself. The garden benefits from sunny terraces for relaxing or al fresco dining, plus a large lawned area where children can play, with planting boxes for the green fingered. You have excellent neighbours here in the form of a school, which means you can hear the joyful sound of children's laughter during weekdays but it's blissfully quiet during evenings, weekends and school holidays. When you do need to venture out into civilisation, you'll find you don't have to go far. The Honingham Buck is your local and it's highly regarded and serves excellent food. There's also a popular farm shop down the road with a café. It's only 5 miles to Longwater, with shops, supermarkets, a gym and more, then you head into Norwich itself. The charming market town of Dereham can be found in the other direction and your proximity to the A47 means it's so easy to get out and about across the area.























































# INFORMATION

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## On The Doorstep

Honingham is a rural village just 8 miles west of Norwich boasting a warm welcoming community where you can get involved as much or as little as you like. With a village hall running regular classes as well as events, a wonderful church, the award winning, well regarded The Honingham Buck pub and restaurant, as well as the award winning The Goat Shed Farm Shop and Kitchen, offering a play area, goats to coax, a fantastic farm shop, butchery, bakery and café there is something for everyone. Country walks are on the doorstep plus the village has a regular bus service to Norwich and the University hospital too. Both state and private schooling are close by at Barnham Broom and Costessey, Dereham and Langley.

## How Far Is It To?

Just 5 miles away is the Longwater Retail Park with Sainsbury and M & S stores along with a variety of retail and restaurant options plus a health club. Norwich City itself boasts two cathedrals, a magnificent Norman Castle, now a museum, two shopping malls, independent shops, restaurants, and eateries, three theatres and lots of green space. The Norfolk & Norwich University Hospital is just 2 miles out of the city. Further private and state schools are offered in the city along with higher education Norwich City College, The University of East Anglia, and Norwich University of Art college. For commuters, the train station connects to London Liverpool Street in just 80 minutes, and Norwich International airport is on hand for business or leisure travel.

## Directions

Leave Norwich heading west on the A47 towards Swaffham. At the Honingham roundabout take the 1st exit onto Norwich Road. Take a slight left onto Mattishall Road and follow the road towards the village of East Tuddenham. The property will be found on the right hand side clearly signposted with a Fine & Country For Sale Board.

## Services, District Council and Tenure

LPG Gas Heating, Private Water via Borehole, Private Drainage via Septic Tank  
Cable Broadband Available  
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  
Breckland District Council - Council Tax Band D  
Freehold

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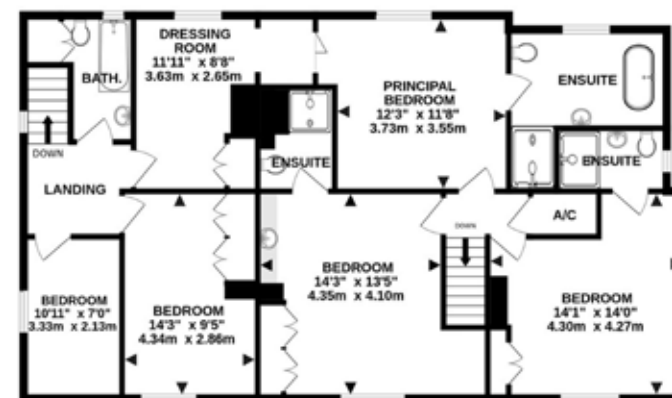
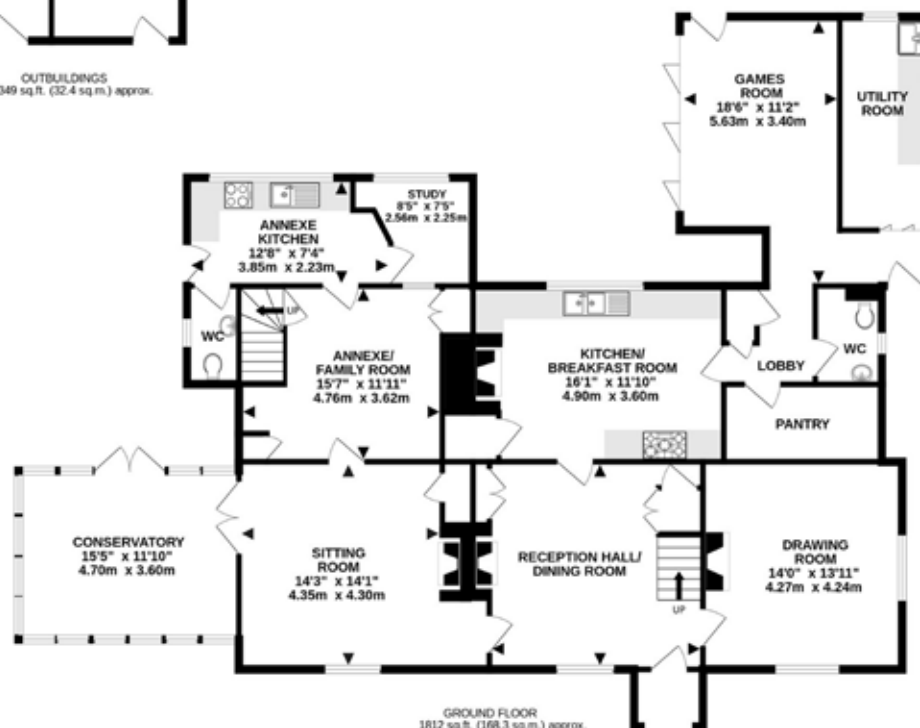
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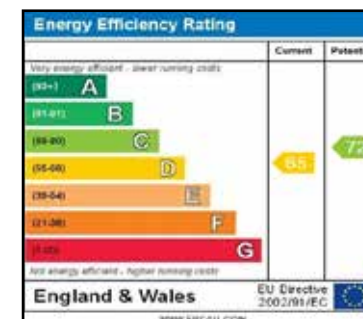


OUTBUILDINGS  
349 sq.ft. (32.4 sq.m.) approx.



FLOOR AREA - HOUSE (EXCLUDING OUTBUILDINGS) : 2973 sq.ft. (276.2 sq.m.) approx.  
TOTAL FLOOR AREA : 3322 sq.ft. (308.6 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](http://www.norfolkpropertyphotos.co.uk)  
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# FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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