



THE STORY OF

Gibraltar Farm

Fundenhall, Norfolk

SOWERBYS



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Gibraltar Farm

New Road, Fundenhall
Norfolk, NR16 1HG

Grade II Listed Country House

Abundance of Period Features

Amazing Vaulted Reception Hall

Well-Fitted Modern Kitchen Breakfast Room

Dining Room and Sitting Room with Fireplaces

Vaulted First Floor Sitting Room

Five Bedrooms, Three Bathrooms

Converted Traditional Barn and Store Barn

Extending Just Over Nine Acres (STMS)

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The property is situated in stunning parkland style grounds with a charming small lake providing a picturesque backdrop.

Upon entering the house, you are greeted by an impressive vaulted reception hall, exuding character with exposed beams and a striking fireplace featuring exposed brick and a wood burning stove. The abundance of natural light in the reception hall creates an inviting space for entertaining or unwinding.

The modern kitchen breakfast room is well-equipped for enthusiastic cooks, offering ample storage, workspace, and a cosy area for dining and conversations. For formal gatherings, the dining room provides an elegant setting, complete with a captivating inglenook fireplace featuring a wood burning stove. Additionally, the comfortable sitting room offers a delightful retreat with another charming inglenook fireplace and wood burning stove. Other amenities on the ground floor include a playroom, cloakroom, and utility room.

The first floor is a showcase of grandeur, boasting an impressive vaulted sitting room with a central fireplace and wood burning stove. The well-laid out bedrooms include a principal bedroom with a dressing room and a modern en-suite bath and shower room. Two more bedrooms and a modern, well-appointed family bathroom complete the first floor. The top floor houses two excellent attic bedrooms, one featuring another en-suite bathroom.



Although it is a grand property, there is not a room that doesn't fill you with warmth and comfort.





Extending across just over nine acres (STMS), the grounds feature sweeping lawns and magnificent specimen trees, creating a truly enchanting parkland ambiance.

The traditional outbuildings are versatile and have been used as well-equipped offices, featuring a kitchen and shower room. The outdoor covered seating area offers a perfect vantage point for enjoying the views of the garden and the lake. Moreover, there is a storage barn providing additional utility.

The picturesque lake enhances the allure of the property, offering a well-stocked environment for fish and wildlife.





Watching the wildlife
around the pond is so
joyful.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Fundenhall

QUINTESSENTIAL COUNTRY LIVING

Fundenhall, Norfolk is a quaint village known for its picturesque countryside and historic charm. It's a great place for nature walks, cycling, and exploring the beautiful surrounding area. The village itself offers a peaceful and tight-knit community atmosphere, with a friendly local pub and some lovely scenic spots to enjoy.

Just a short drive away, Wymondham is a bustling market town with a wide range of amenities and facilities. You'll find cosy cafes, traditional pubs, and a variety of shops and restaurants. The town also has a rich history, with its impressive Abbey and fascinating heritage railway. Additionally, Wymondham provides easy access to essential services such as supermarkets, healthcare facilities, and leisure centers.

Neighbouring towns like Attleborough and Hethersett offer even more opportunities for shopping, dining, and entertainment. They also host regular events and markets, providing a great chance to experience the local culture and meet new people.

Overall, this area is perfect for those who appreciate the tranquillity of village life while still having convenient access to vibrant towns and amenities.



Note from the Vendor



“A real haven...”

Gibraltar Farm.



SERVICES CONNECTED

Mains water and electricity. Oil central heating. Private drainage.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

To be confirmed.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///soonest.utensil.lasts

AGENT'S NOTE

Please be aware that the oldest section of the property is listed; however, it has since been extended. While the entire building is technically classified as listed, it is primarily the original portion which holds this status.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

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for the homeless

 **mind**
Norfolk and
Waveney

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— EST. NORFOLK 1989 —

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Air Ambulance**

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