



THE STORY OF

Orchard Farm House

Saxlingham Nethergate, Norfolk

SOWERBYS



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Orchard Farm House

The Green, Saxlingham Nethergate, Norfolk
NR15 1TG

Quintessential Country House

Abundance of Period Features

Five Reception Rooms

Seven Bedrooms

Five En-Suites

Garaging and Gym

Grounds of Approximately 4.5 Acres (STMS)

Sweeping Carriage Driveway

Idyllic Location, Surrounded
by Countryside Walks

Gardener's Lodge, Studio Barn and
Additional 1.1 Acres (STMS) Available
by Separate Negotiation

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As you approach Orchard Farm House, you'll be greeted by a truly charming country house that seamlessly blends timeless elegance with modern comfort. Passing through the five bar gates and along the gravelled sweeping carriage driveway, you'll immediately feel the warmth and welcome of this special home.

Once inside, the expansive hallway sets the tone for the delightful surprises that await. The drawing room is a sight to behold, with its elegant décor and period detailing. It's the perfect spot for hosting formal gatherings or cosy evenings by the contemporary wood-burning stove. The cosy snug and the garden room offer inviting spaces to unwind and take in the beauty of the garden.



The heart of the home is the kitchen, which has been thoughtfully extended to create a wonderful space for cooking and socialising. Adjacent to the kitchen, you'll find areas for both formal and casual dining, with the bi-fold doors offering a lovely view of the garden. And don't forget the practical touches, like the laundry room, utility room, and a convenient cloakroom.

Upstairs, you'll discover four fabulous bedrooms, each with its own modern en-suite. The principal bedroom is a luxurious retreat, complete with a stunning en-suite bathroom and a dreamy dressing room. The top floor offers two more spacious bedrooms, one with its own en-suite and a separate bathroom.



GARDENER'S LODGE AND STUDIO BARN
AVAILABLE BY SEPARATE NEGOTIATION



Set on the historic Boudicca Way, a historic trail which explores miles of unspoilt countryside, Orchard Farmhouse is surrounded by an almost endless number of beautiful rural walks.

Spanning approximately 4.5 acres (STMS), the grounds offer plenty of parking and garaging. The sweeping carriage driveway has two entrances and creates a grand approach.

To the rear, a south-facing sun terrace provides the ideal spot for soaking up the sun, surrounded by lush lawns and enchanting woodlands with meandering walkways. And tucked behind the garaging, you'll find additional outbuildings that currently house a gym and a sauna, making this enchanting estate a truly welcoming and delightful retreat.



Venture a little further and you'll find Gardener's Lodge, available by separate negotiation, located within the grounds and surrounded by a charming walled garden. With two bedrooms and an open plan kitchen/sitting room, it's the perfect spot for extended family or for hosting guests. Also available separately is a lovely studio barn with a kitchen and bathroom, as well as a beautifully landscaped courtyard where you can relax and unwind. Both Gardener's Lodge and the studio barn are accessible independently and without passing the main house, making them completely self-contained.



A truly welcoming and
delightful retreat.

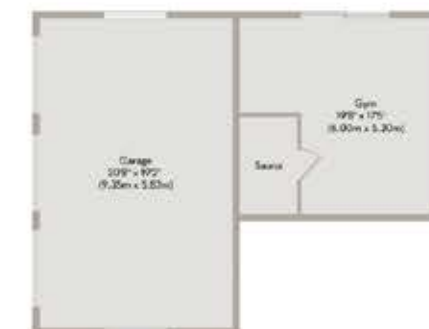




First Floor Approximate Floor Area 2209 sq.ft (205.18 sq.m)



Second Floor Approximate Floor Area 1400 sq.ft (130.09 sq.m)



Garage Approximate Floor Area 986 sq.ft (91.57 sq.m)



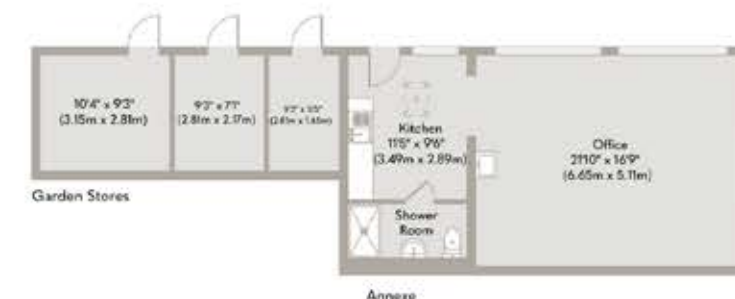
Ground Floor Approximate Floor Area 3632 sq.ft (337.43 sq.m)



Ground Floor Approximate Floor Area 950 sq.ft (88.28 sq.m)

Garden Store Approximate Floor Area 219 sq.ft (20.31 sq.m)

Annexe Approximate Floor Area 530 sq.ft (49.26 sq.m)



Approx. Gross Internal Floor Area 8227 sq. ft (761.31 sq. m)

Excluding Gardener's Lodge and Studio Barn

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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Saxlingham Nethergate

A HISTORICAL VILLAGE BURSTING WITH PICTURESQUE VIEWS

At the centre of Saxlingham Nethergate sits a historic war memorial on a village green. The memorial is surrounded by a mixture of thatched cottages and listed buildings, creating a picturesque village setting. There’s also a primary school, and active cricket and bowls clubs. Boudicca Way, named after the Iceni warrior queen, passes through the village and provides a 36 mile walking route through south Norfolk countryside, linking Norwich and Diss. Just 9 miles south of the city, Saxlingham Nethergate is perfectly placed for commuting, whether it’s into Norwich, or south to Cambridge and London.

The historic city of Norwich has everything you would desire of a vibrant regional capital. Its perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. Strolling through the historic cobbled streets of Elm Hill, whatever the season, the Tudor architecture retains its character and beauty. Laced with merchant’s houses, thatching, individual homes, speciality shops and small cafes, you’ll be led toward the 1,000-year-old Norwich Cathedral.

To the west of the city the University of East Anglia is a remarkable example of brutalist architecture, and the campus is also home to the Sainsbury centre, a permanent collection of modern and ethnographic art, gifted by the Sainsbury family. There are also a number of sought after schools and colleges.

It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies. When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city’s airport flies to a number of UK destinations, as well as direct to Amsterdam.



Note from the Vendor



Orchard Farm House and surrounding countryside.

“Surrounded by enchanting woodlands with meandering walkways.”



SERVICES CONNECTED

Mains water and electricity. Private drainage on-site via septic tank.
Oil-fired heating.

COUNCIL TAX

Band H.

ENERGY EFFICIENCY RATING

E. Ref:-8106-7822-1870-8518-0996

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: ///acrobat.spindles.hangs

AGENT’S NOTE

Gardener’s Lodge, the Studio Barn and a further 1.1 acres (STMS) are available by separate negotiation.

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.

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