

An aerial photograph of Alder Carr Farm, showing a large, light-colored building with a red-tiled roof and multiple solar panels. The building is surrounded by green lawns and trees, with a large brown field in the background.

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THE STORY OF

Alder Carr Farm

Carleton Rode, Norfolk

SOWERBYS



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Alder Carr Farm

Carleton Rode, Norfolk
NR16 1SB

Historic Home with Origins Dating Back to the
1600s, Seamlessly Extended for Modern Living

Five Luxurious Double Bedrooms,
Each with En-Suite

Multiple Reception Rooms and Two
Fully Equipped Kitchens

Leisure Facilities with Gym, Sauna and Salon

Dedicated Home Office with Private Entrance

Stylish Converted Barn with Three
Bedrooms and Spacious Living Areas

Private Courtyard and Separate
Office within the Barn

Rare “A” Rated EPC

Approx. Two Acres of Landscaped Grounds with
Fruit Trees, Ample Parking and In-Out Driveway

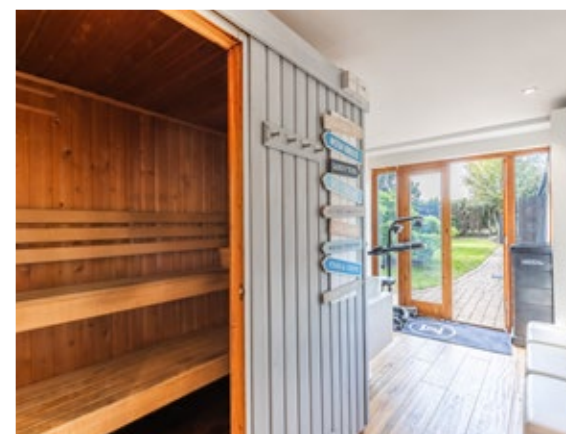
Complete Privacy in an Exclusive
Postcode – Perfect for Multi-Generational
Living or Income Potential

SOWERBYS NORWICH OFFICE

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Chosen by the current owners for its exceptional privacy and tranquillity, this superb farmhouse has undergone an extensive renovation and now boasts not only stunning interiors but also the impressive accolade of achieving an A-rated EPC. Featuring an air source heat pump, solar panels, and a storage battery bank, it combines character with outstanding sustainability credentials.

Set within approximately two acres (stms) of mature grounds, the main house extends to over 4,000 sq. ft, while the substantial detached annexe offers a further 1,000 sq. ft. of accommodation, bringing excellent versatility to an already remarkable home.

Inside, the rich history of this period farmhouse has been sensitively woven with subtle modern touches, creating a home that feels both timeless and highly functional. Sociable open-plan spaces, such as the kitchen and garden room, are perfectly balanced with more formal receptions including the sitting rooms and dining room - each brimming with character, natural light, and exposed timbers. This variety of spaces makes the property not only an idyllic family home but also an enviable place for entertaining, with many rooms interlinking and opening directly onto the courtyard and gardens.

The first floor is cleverly arranged, with a spiral staircase leading to the principal bedroom suite, while a further staircase serves the additional bedrooms. The principal suite enjoys soaring vaulted ceilings, a luxurious en-suite with freestanding bath and walk-in rainfall shower, and far-reaching countryside views. Perhaps the highlight of this space is the remarkable balcony and sun terrace overlooking the grounds - a truly breathtaking place to begin and end the day. Three further en-suite bedrooms are found in the opposite wing, including an opulent guest suite with a large dressing room.



Open-plan spaces
designed for family life
and entertaining.





A home where timeless
character meets modern
sustainability.





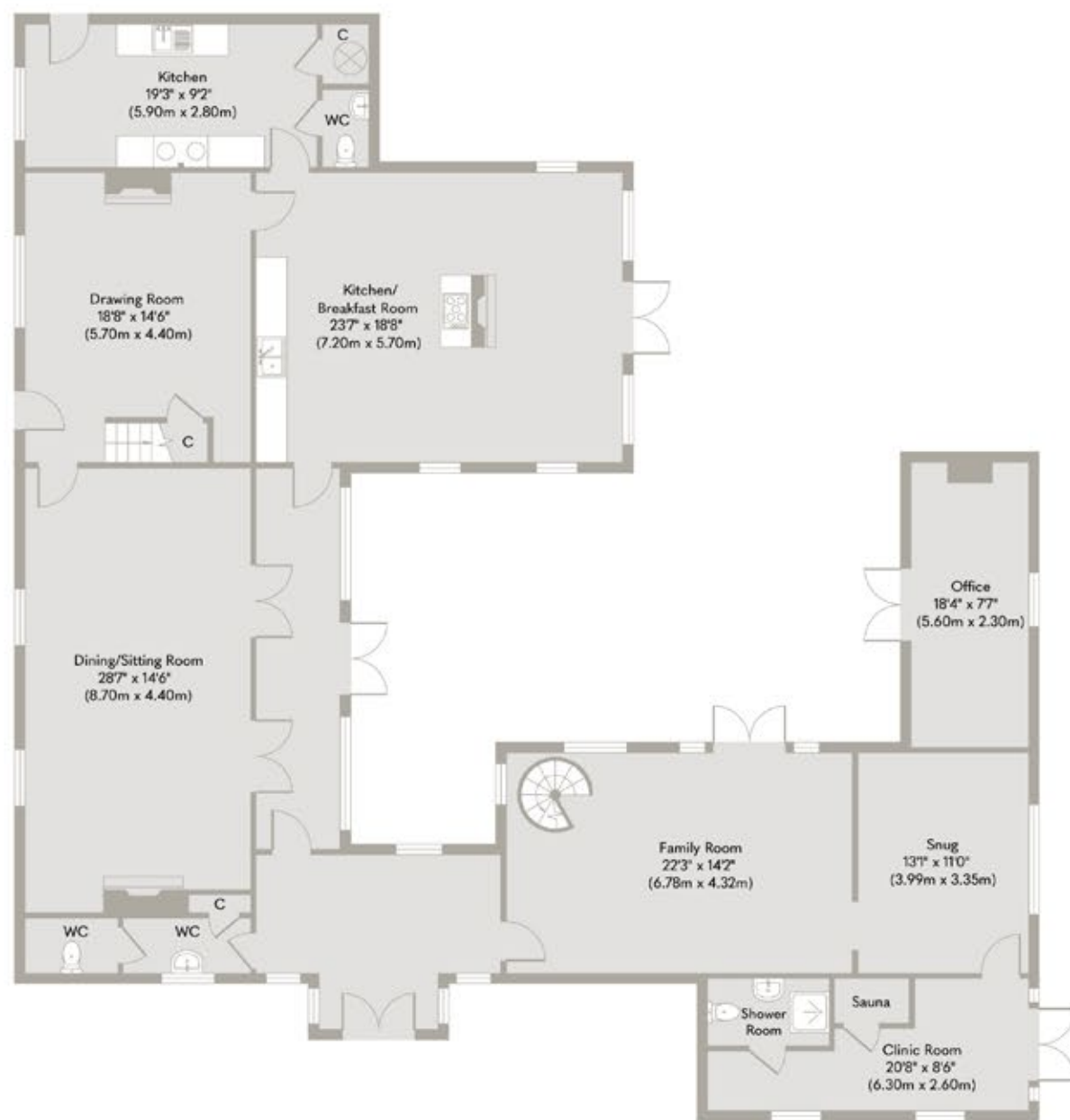
Adding to the appeal, the substantial barn Annexe has been recently extended to provide three bedrooms and a study. At its heart lies a central open-plan kitchen/dining/sitting room - a brilliant social space that underscores the annexe's versatility. Whether used for working from home, entertaining, generating rental income, or providing accommodation for relatives, this additional building is an invaluable asset.

The grounds of Alder Carr Farm are every bit as impressive as the house itself. Encompassing around two acres (STS), they provide a rare sense of privacy thanks to a tree-lined boundary that encloses sprawling lawns - open enough even to land a helicopter. Formal gardens surround the property, interspersed with sun terraces, mature shrubs, and uninterrupted countryside views as far as the eye can see.

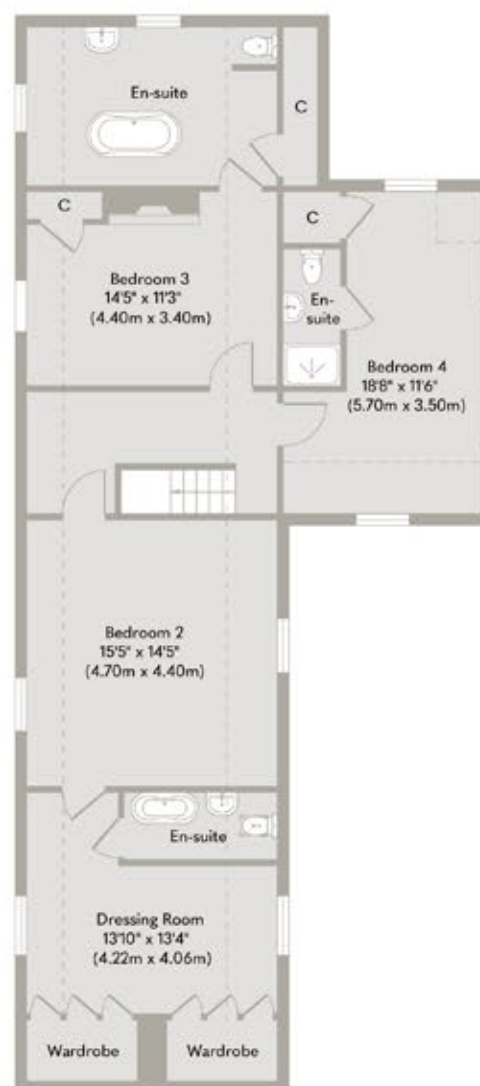
The location further enhances its appeal. Local amenities are just minutes away, with a Waitrose supermarket within a 15-minute drive. For those travelling further afield, Stansted Airport can be reached in around 1 hour 15 minutes, while London Liverpool Street is just 1 hour 30 minutes by train from nearby Diss Station - or only 45 minutes by helicopter directly from the grounds.

Steeped in history, the original house dates back to the 1600s and has been sympathetically updated with high-quality features, including English oak windows and natural stone throughout. This careful blend of period character and contemporary comfort creates a truly unique home of rare distinction.





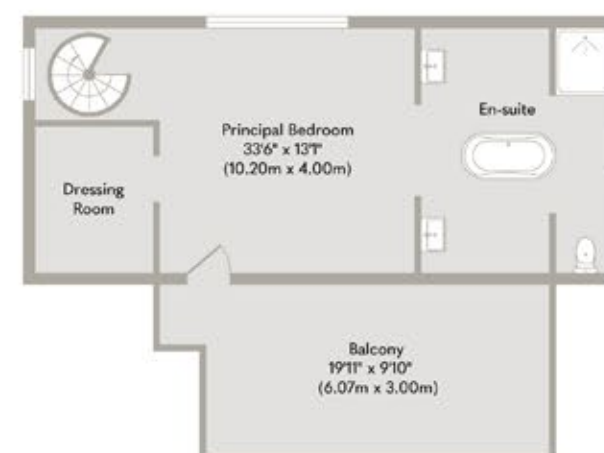
Ground Floor
Approximate Floor Area
2500 sq. ft
(232.25 sq. m)



First Floor
Approximate Floor Area
1127 sq. ft
(104.69 sq. m)



Annexe
Approximate Floor Area
1,126 sq. ft
(104.62 sq. m)



First Floor
Approximate Floor Area
476 sq. ft
(44.19 sq. m)

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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Carleton Rode

CHARMING NORFOLK VILLAGE

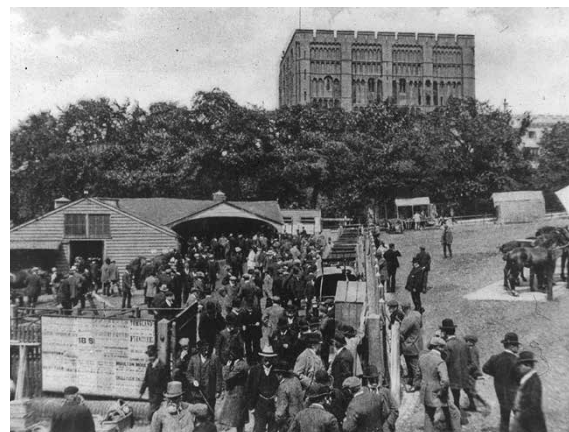
Carleton Rode, a quintessential Norfolk village, offers the perfect blend of rural tranquillity and accessible convenience. Set amidst gently rolling countryside, this charming village is renowned for its historic character, picturesque streets, and welcoming community spirit. Its location provides a serene retreat while remaining within easy reach of Norwich and the wider county.

The village is steeped in history, with period cottages, traditional farmhouses, and timeless architecture that reflect Norfolk's rich heritage. Community life thrives here, from the local village hall and historic church to seasonal events that bring neighbours together. For families and professionals alike, Carleton Rode offers a rare combination of village calm and countryside charm, with ample outdoor space and scenic walks along tree-lined lanes.

Carleton Rode sits approximately 12 miles from Norwich, providing effortless access to the city's cultural and culinary offerings, shopping, and excellent schooling. The surrounding countryside is perfect for those who enjoy nature, with quiet lanes, open fields, and nearby nature reserves ideal for walking, cycling, and equestrian pursuits. Norfolk's stunning coastline, including popular destinations like Great Yarmouth and the North Norfolk coast, is also within easy reach for day trips and seaside escapes.

The village's property market is as inviting as its surroundings, offering everything from period farmhouses and converted barns to modern family homes set in generous gardens. Residents enjoy the best of both worlds: the timeless charm of Norfolk village life combined with excellent connectivity, including access to Norwich rail and road links to London, Cambridge, and beyond.

Carleton Rode is a village that captures the essence of Norfolk living while offering a lifestyle of peace, privacy, and natural beauty.



Note from the Vendor



“Two acres of grounds - private, spacious, and ready to explore.”



SERVICES CONNECTED

Mains electricity. Private water supply. Drainage to sewage treatment plant. Heating via air source heat pump.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

A. Ref:- 8434-8227-8000-0722-1296

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: ///tame.tram.manifests

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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