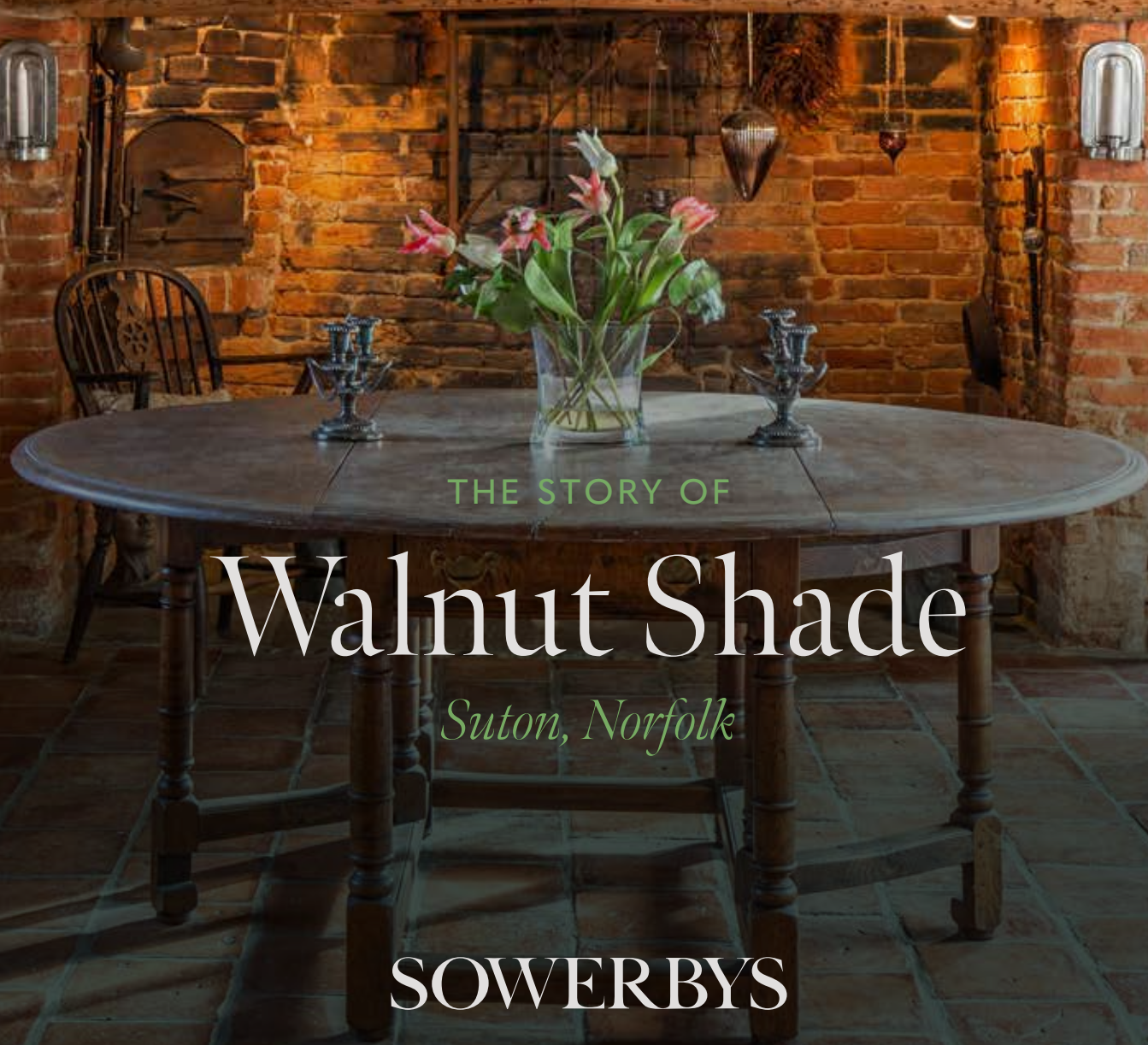




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THE STORY OF

Walnut Shade

Suton, Norfolk

SOWERBYS



THE STORY OF

Walnut Shade

Suton, Norfolk
NR18 9JJ

Characterful Grade II Listed Home

Abundance of Period Detailing

Three Well Appointed Reception Rooms

Impressive Kitchen and Garden Room

Utility Room and Cloakroom

Four First Floor Bedrooms

En-Suite and Family Bathroom

Annexe with Reception Room and Ground
Floor Bedroom with En-Suite

Wide Range of Traditional Outbuildings

Attractive Landscaped Grounds of 3.22 Acres (sts)

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Walnut Shade is a charming Grade II listed country house, beautifully set within 3.22 acres (sts) of meticulously landscaped grounds, approached via a gated and secluded driveway leading to a paved courtyard with parking for several cars. Believed to have medieval origins, this exceptional home began life as a Hall House, with later additions in the 17th century and, most recently, an award-winning two-storey extension in 2012, designed to seamlessly blend period charm with contemporary living.

The moment you step inside Walnut Shade, you are enveloped by its warmth, character, and history. The dining room sets the scene with its impressive inglenook fireplace and traditional pamment-tiled floor. The sitting room is a cosy retreat, boasting an abundance of exposed timbers and another fine inglenook fireplace.

At the heart of the home lies the modern kitchen which flows effortlessly into the bright and airy garden room in the award-winning south-facing extension. This is a wonderfully sociable space designed for year round enjoyment. In winter, the wood-burning stove adds warmth and ambience in addition to underfloor heating, while you can take in delightful views of the landscaped gardens and wildlife pond. In the warmer months, you can open the trifold doors to enjoy alfresco dining and relaxation in the walled courtyard.

Just off the kitchen, in the original part of the house, a cosy nook provides the perfect spot for morning coffee or a quiet home-working space. An innovative glass link leads to the single storey side extension, offering flexible accommodation. Whether used as a self contained annexe with its own separate entrance, sitting room and en-suite bedroom, or a work-from-home office, or studio for a keen artist, or as additional living space/guest wing, the possibilities are endless.





Upstairs, the original part of the house is home to three vaulted bedrooms, all rich in character with their exposed beams, while the modern extension houses the impressive principal suite, a stunning vaulted bedroom with garden views and a contemporary en suite shower room.

The grounds have been carefully landscaped and beautifully maintained, offering a wealth of features to enjoy and a high degree of privacy. An established orchard provides an abundance of apple, plum, pear, cherry, and quince trees, while the two wildlife ponds, kitchen garden, and meadows further enhance the outdoor space. A summer house, perfectly positioned on the edge of the pond, offers a tranquil retreat to enjoy the surrounding nature.

A range of traditional outbuildings, currently used for storage, garaging, and workshops, present exciting potential for conversion (subject to the necessary planning consents).

At the rear, a 16-panel solar array generated an income of £2,243 for the year to 1st December 2024. Additionally, there is an EV charger and solar hot water panel.

This historic home has been well cared for over the last 30 years by the vendors, including complete re-thatching in 2012, ensuring its continued charm and character.

Walnut Shade is a truly special property that beautifully balances period elegance with modern comfort, offering a peaceful retreat in an idyllic countryside setting.



HOUSE



OUTBUILDINGS



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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Suton

TRANQUIL COUNTRYSIDE, PERFECTLY CONNECTED

Suton is a peaceful hamlet in Norfolk, located just 2 miles southwest of Wymondham and is the perfect location for those looking to enjoy the best of rural life without being too far from modern conveniences. The surrounding countryside is perfect for walking, cycling, and wildlife spotting, with scenic woodlands and open fields nearby. A short drive away, Thetford Forest offers extensive trails, while the Norfolk Broads provide stunning waterways for boating and relaxation.

Despite its tranquil atmosphere, Suton benefits from excellent accessibility being well connected by road and rail, making it a convenient location for commuters. The A11 is easily accessible, offering direct routes into Norwich and Cambridge, and to London via the M11. Nearby Wymondham and Attleborough railway stations provide regular train services to Norwich, Cambridge, and London Liverpool Street. Norwich International Airport is just a 30-minute drive away.

The nearby market towns of Wymondham and Attleborough provide a range of local amenities, including independent shops, supermarkets, healthcare facilities, cafés, traditional pubs, sports and other activities. Wymondham is also steeped in history, with Wymondham Abbey, one of Norfolk's most significant landmarks, standing proudly at its heart.

The neighbouring village of Spooner Row has a Primary School and a well-regarded pub. Wymondham High Academy and Wymondham College, a rare State boarding school, are both nearby. The University of East Anglia, Norwich Research Park and Norfolk and Norwich University Hospital are all within 10 miles.



Note from Sowerbys



“A summer house, perfectly positioned on the edge of the pond, offers a tranquil retreat to enjoy the surrounding nature.”



SERVICES CONNECTED

Mains water. Mains and solar PV electricity. Drainage to septic tank. Oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Freehold.

LOCATION

What3words: ///justifies.firebird.pleaser

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SOWERBYS

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