



Manor House Church Road | Sutton | Norwich | NR12

£700,000

****GUIDE PRICE £700,000-£725,000 - Charming and Historic 5-Bedroom Home in Sutton**** Introducing Manor House, a captivating and historic 5-bedroom semi-detached home nestled in the heart of Sutton. As one of the oldest properties in the village, this residence blends period charm with modern convenience. Originally 'The White Horse' inn from 1794 to 1910, Manor House has been transformed over the years, culminating in its current spacious form with a double garage and over two acres of grounds.

Situated in a tranquil and picturesque location opposite the iconic St. Michael church, Manor House is surrounded by beautiful farmland and open countryside, creating a serene and idyllic setting. The house is rich in character. The entrance reception, with its beams and pamment tiled floor, leads to the various living areas, including a lounge with a wood burner set within an exposed brick surround and a sitting room with views to the front.

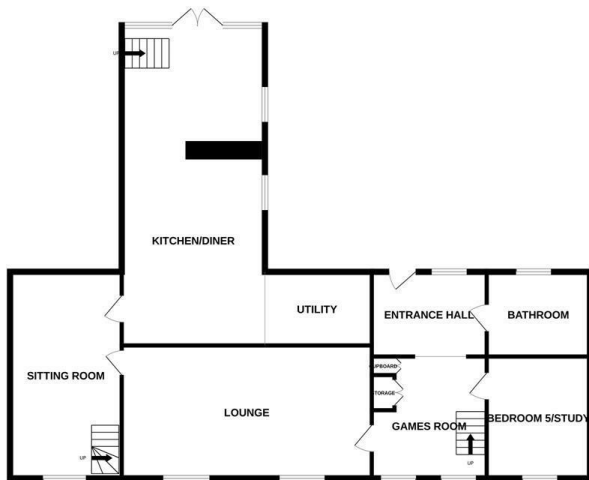
The kitchen and dining area is a focal point of the home, equipped with an Alpha range oven, Bosch electric oven and NEFF hob, two fridges, a freezer, and pamment tiled floors. Full-length patio doors open to the rear, enhancing the space with natural light and providing access to the stunning gallery. The gallery, with its vaulted ceiling and double-glazed full-length windows, offers breathtaking views across the farmland and the nearby windmill.

One of the first-floor landings leads to two of the five bedrooms, each with double-glazed windows and ample storage. The second landing leads to the primary bedroom, another bedroom and a shower room. An additional bathroom includes a four-piece suite.

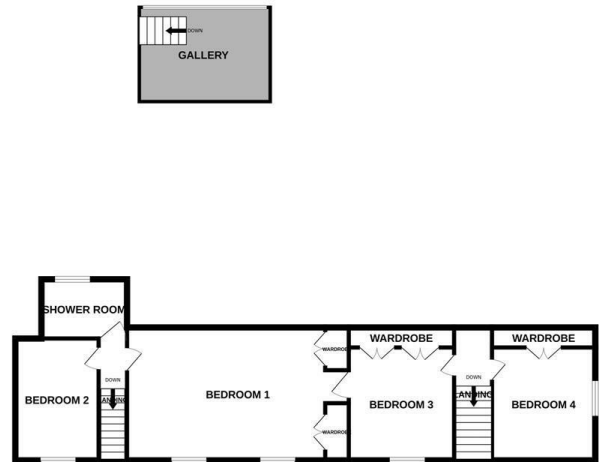
Outside, Manor House continues to impress with potential for a gym or office, a large pond, a separate vegetable area wild garden, and extensive lawned gardens covering approximately two acres. The property also includes a stable and a large driveway for ample parking.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Location

Sutton is a small Broadland Village situated in close proximity of Stalham. There is an attractive staithe on the upper reaches of the River Ant, a garden centre and a popular Public House. The adjoining Stalham is a small Broadland Town with its own facilities which include schools, a variety of High Street shops including a supermarket, food outlets, health centre, post office and library.

Accommodation Comprises

Door to

Entrance Reception

Double glazed window, beams, radiator, pamment tiled floor, doors to kitchen/diner, bedroom five/study, bathroom and lounge.

Bedroom Five/Study 11'5" x 9'8"

Double glazed window to front and side, radiator.

Bathroom

Four piece suite, low level WC, hand wash basin vanity unit, bath, shower, radiator and window.

Lounge 23'7" x 12'4"

Two double glazed windows, wood burner with exposed brick surround, door to

Sitting Room 10'7" x 19'6"

Double glazed windows to front and rear, two radiators, door to kitchen/diner

Kitchen/Dining Area 15'11" x 30'10"

Alpha range oven, electric NEFF oven and hob, two fridges, freezer, pamment tiled floors, exposed brick, radiator, two double glazed windows to side, opening to dining area. Double-glazed full-length patio doors to rear, pamment tiled floor, double glazed window to side, door to gallery.

Gallery

Vaulted ceiling, double-glazed full-length windows, stunning views across farmland and windmill.

First Floor Landing

Doors to bedrooms three and four.

Bedroom Four 10'4" x 9'3"

Double glazed window, radiator, built in wardrobe.

Bedroom Three 11'7" x 9'10"

Double glazed window, radiator, two built in wardrobes, door to

Bedroom One

Two double glazed windows, built in Sharpes bespoke wardrobes, exposed brick chimney breast, beams, door to

Second landing

Doors to shower room and bedroom two.

Bedroom Two

Two double glazed windows, radiator.

Shower Room

Three-piece suite, low level WC, hand wash basin, shower, radiator, double glazed window.

Outside


Local Authority

Norfolk Norfolk District Council - Tax Band E

Tenure

Freehold


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

North Norfolk District Council - Tax Band E

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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