



Welland House
Weasenham | Norfolk | PE32 2TN

MAKING A SPLASH



This most attractive family property radiates light and space from all quarters, with substantial living spaces gifting peaceful garden and farmland views. Exquisitely appointed, opportunity abounds with swimming pool and double garage delights - while the sought-after village location offers easy access to both city and coast.







- An Executive Detached Family Home designed and Built for the current Sellers
- Accommodation split across three floors
- Sitting on a generous corner plot, approaching ½ Acre (0.41)
- Five Bedrooms, Four Reception Rooms, Kitchen Utility
- Bathroom, Shower Room and Full En-Suite
- Swimming Pool with Sun Terrace
- Double Garage with Gym/Office above
- Total Accommodation extends to 3276sq.ft
- Energy Rating D

Built by the owners to create the family home of their dreams, Welland House offers extraordinary opportunity and a wonderful lifestyle. The rural village location is idyllic, while the delights of the North Norfolk coast and other attractions are easily accessible. “We love the amount of space here – it’s a great house for entertaining and it’s been a perfect home for raising children,” confirmed the owners.

Family Friendly

The house is beautifully appointed and, as one might expect due to the bespoke nature of the property, it’s designed for family living. There is a lovely natural flow between the large, sunny sitting and dining rooms, which affords a fabulous space for family entertaining, yet with a total of four reception rooms everyone has the chance to find their own space as and when needed. The owners added more bedrooms over the years and have also created a gym/studio over the double garage. “It’s a really flexible space which could be a games room or office,” they confirmed.

Adding To Perfection

One of the main additions to the house has been the creation of a wonderful new sitting room, which is unquestionably the owners’ go-to area. “It’s a really spacious room and the lovely big French doors allow in so much light! It’s an equally fantastic room in the winter with the underfloor heating and cosy wood burner.”



The sitting room leads directly from the dining room, offering an ideal space for entertaining, particularly in the warmer months when both sets of French doors can be flung open to the garden.

That's Entertainment!

"It's surprising the number of people who wanted to visit us!" remarked the owners. With its peaceful rural outlook and delightful swimming pool and sun terrace to enjoy, it's no wonder that Welland House is particularly popular with family and friends in the summer months. "When the sun is shining and we're all sitting around the pool it honestly feels like we're in the south of France! And the sun terrace is the perfect place to barbeque because it's extremely private."

Idyllic Location

"The master bedroom has lovely views over the garden and it's that relaxing, rural lifestyle that we have enjoyed so much here," stated the owners. The location is really special. Peace and tranquillity is at the heart of the setting yet there is a lot to do and see nearby. "We regularly visit Holkham and Wells on the coast – two amazing beaches – and Raynham Hall is also close by. Holt is simply wonderful and there are lots of nice villages with gorgeous pubs within a really short drive." King's Lynn - with its fast train to London - is very accessible and for easy entertaining, the owners note that Waitrose is only eight miles away. "You are never too far from anywhere," they concluded.





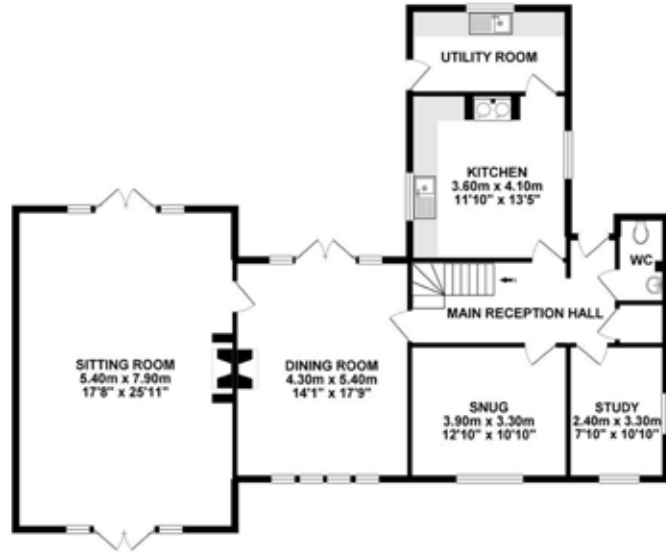








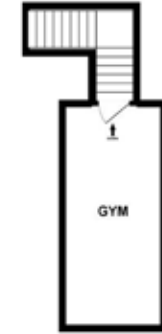




GROUND FLOOR 126.09 sq. m.
(1357.26 sq. ft.)



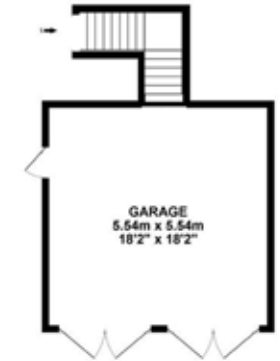
2ND FLOOR 24.86 sq. m.
(267.64 sq. ft.)



GARAGE 1ST FLOOR 18.37 sq. m.
(197.73 sq. ft.)



1ST FLOOR 99.91 sq. m.
(1075.43 sq. ft.)



GARAGE GROUND FLOOR 35.19 sq. m.
(378.78 sq. ft.)

TOTAL FLOOR AREA : 304.43 sq. m. (3276.83 sq. ft.) approx.

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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Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. * These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed





On Your Doorstep...

Weasenham is a pretty village situated off the A1065 between Fakenham and Swaffham making it ideally situated for easy access to London and all major road/rail links. The village itself has a mix of period and modern property with the main focal point being the village green with its pond. The village is well located for access to the North Norfolk coast with its many attractions. For leisure enthusiasts there are tennis and cricketing facilities close by, coupled with the ever popular award winning beaches of North West and North Norfolk. The links golf courses of Hunstanton and the Royal West Norfolk Golf Club at Brancaster are relatively close by. Other attractions include, bird watching, sailing and beautiful country walks.

How Far Is It To...

Weasenham lies approximately 39 miles west of the Cathedral City of Norwich, with its main line rail link to London Liverpool Street and International Airport and just 24 miles from Kings Lynn (also with a main line rail link to London Kings Cross – 1 hour 40 minutes). Closer at hand, only a few miles away, is the thriving historic market town of Fakenham, which is conveniently situated and with an extensive selection of shops, variety of pubs, restaurants, various social gatherings and wide choice of sports activities.

Directions...

From our North Norfolk offices proceed south along the A1065, continue along this road passing the villages of West and South Raynham until reaching a signpost reading 'Rougham End'. Turn right and the property sits in front of you on the corner of Dodma Road

Services

OFCH, Mains Water
The Property is Freehold



Fine & Country Fakenham Office
1 Bridge Street, Fakenham
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

FINE & COUNTRY

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THE FINE & COUNTRY
FOUNDATION

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