



Glenthorne  
Dereham Road | Mattishall | Norfolk | NR20 3PD

FINE & COUNTRY

# EVERYTHING AND MORE



Standing in grounds of 1.8 acres with exquisite countryside views, this elegant and beautifully presented property with six bedrooms and generous living space is the ideal family home.

Add to the mix a separate bungalow/annexe perfect for multi-generational living, an income stream from an established self-catering holiday business featuring three log cabins and even a swimming pool, what's not to like!



# KEY FEATURES

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- A Detached 1930s Period Property with Separate Annexe and a Successful Holiday Let Business trading on the Grounds
- The Main Property has Six Bedrooms, Two with En Suites and a Family Bathroom
- Three Reception Rooms with Large Family Room and Office on First Floor
- Kitchen/Dining Room; Separate Utility and WC
- Grounds of 1.8 acres with Wonderful Rural Surroundings
- Swimming Pool and Detached Workshop
- The Annexe is Self-Contained with Kitchen and Bathroom
- The Log Cabins, each with their own Kitchens, sleep 10 in total
- Total Floor Area extends to 3,766 sq.ft.
- Energy Rating: D

## A Family Affair

Glenthorne was built in approximately 1930 as a wedding present by a father for his son and the property remained in the same family for seven decades, being purchased in 1963 by another relative who lived there until her death until 2003. She was a significant presence in Mattishall, managing the farming and haulage business of AJ Farrow & Sons which was the largest employer in the area for over seventy years. With no descendant to leave it to, Glenthorne passed to a beneficiary in her will, and it was transferred down through members of this second family until it was purchased from the family trust by the current owner's late husband in 2008. The original residence was then subject to major restoration work with several large extensions added to make it the family home it is today. He built the swimming pool and landscaped the gardens so significantly improving the grounds. He also constructed the bungalow annexe in order that his mother could live with the family.

## All You Could Ask For

On entering the shingled drive, one is immediately struck by the grandeur and scale of the impressive front elevation of the property with the matched symmetry of its twin bays. Although its origins are in the early thirties with later additions and refinements, there is a strong undercurrent of Georgian architecture present in its balanced geometry. Moving in through the front door, the entrance hall is light and airy with a bespoke timber staircase and, at the end, the entrance into the kitchen with its adjacent dining room, very much the hub of the house. The kitchen has the benefit of a large utility room to one side and there is also access to the two ground floor bedrooms which both feature their own en-suite bathrooms.





# KEY FEATURES

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Upstairs there are four further bedrooms, a home office, and a very spacious approximately 37 x 21 ft. family room. When asked about favourite spaces at the property, the present owner replied, "My favourite room is the snug front lounge with its beautiful open fireplace." By all accounts, it has been a wonderful family home. "We have had many special events in the house as it certainly lends itself to hosting friends and family due to all the room we have available here."

## The Outside

The grounds are mainly laid to lawn with some mature trees and there are terraced areas adjacent to the property, which also has its own swimming pool, and a separate brick-built workshop with a WC and storage area. The countryside surrounding the grounds is spectacular. "I will miss the views and large open spaces – it has been a wonderful home," the owner said. "The property is a relaxing wildlife haven. I love looking out and seeing the deer in the fields and the pheasants."

## The Cabins

With a different view in mind for the future which was a radical change from his profession of providing IT services for film and television productions, the owner's late husband set out to establish a family business which would take advantage of the ample grounds at Glenthorne. Originally in use as an office, the cabin at the bottom of the garden was turned into a rental cabin and christened Glengoyne. It proved to be so popular with business guests and holidaymakers, demonstrating there was no lack of demand for this type of accommodation and the business began to trade in earnest as Cabin Hideaways. Several years later a larger and more modern cabin called Glenfyne was built in the grounds, located further away from the main house so that the countryside views could be enjoyed to their full extent. Several months later, construction began on the third cabin, and Glenraig was completed in August 2022. The cabin names are inspired by single malt whisky brands. With the main house being called Glenthorne, the decision was taken to select names that continued in a similar vein and due to an appreciation of the drink, the names were selected that all began with Glen. The cabins each have kitchen facilities, showers and air conditioning; two of them have two double bedrooms accommodating four guests, while one has a single double bedroom accommodating two guests. There is also a private parking area for the cabins, with separate vehicular access.









































# INFORMATION

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## On The Doorstep

"It is situated in a friendly village with a school, pub, post office and doctor's surgery," the owner said. Glenthorne lies to the west of Mattishall, where there is a thriving and established community within the village where two village shops can be found, one also incorporating a post office, in addition to a GPs surgery, NHS pharmacy, Little Footsteps nursery school, a primary school, The Swan Inn public house and a fish and chip shop. At the South Green Park Enterprise centre in Mattishall, a local gym, Gymtec Fitness, is located and also the Café Verde restaurant offering home cooked food. In addition to this the village has its own cricket, football, bowls and golf clubs for all ages, the Mattishall Sports & Social Club also hosting bingo, karaoke, pool and darts events. There are some wonderful walks to be had locally on the Neatherd Moor and the Vicarage Meadow, while further afield there are other attractions to enjoy including the ruins of a Norman chapel at North Elmham, Roarr! dinosaur park, Pensthorpe Wildlife Park and Thetford Forest Park.

## How Far Is It To?

Mattishall is positioned 12 miles west of the centre of Norwich and between Wymondham, 8 miles and Dereham, 5 miles. Higher education is available at Wymondham and Dereham High Schools. Wymondham College is also nearby and is the largest boarding school in Europe, offering education for children from the ages of 11 to 18. The market towns of Wymondham and Dereham both provide four medical centres between them whilst the Norfolk & Norwich University Hospital is only 10 miles distant. Local attractions include the abbey and Historic Railway Museum at Wymondham, the Norfolk Golf & Country Club at Reymerston, and Barnham Broom golf and country club.

## Directions

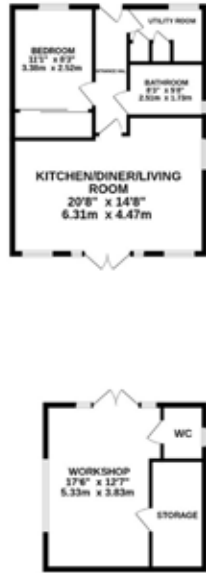
Leave Norwich on the A47 southern bypass heading towards Dereham. At the Honingham roundabout, take the first exit onto Norwich Road and then bear a slight left onto Mattishall Road. Continue onto The Street and then onto Mattishall Road. Continue onto Norwich Road and the property will be found on the right-hand side.

## Services, District Council and Tenure

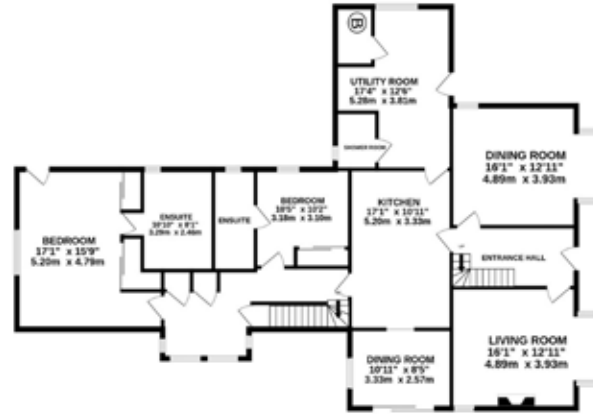
Oil Central Heating, Mains Water, Mains Drainage  
Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)  
Breckland District Council - Council Tax Band D  
Freehold



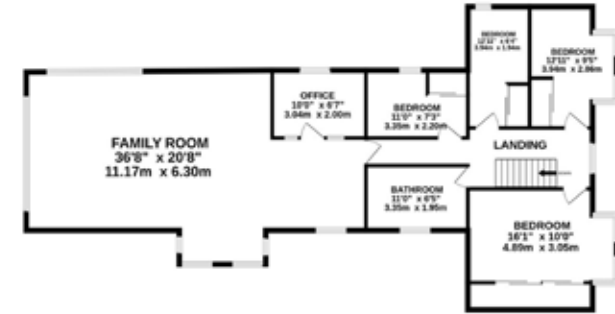
ANNEX AND WORKSHOP  
845 sq.ft. (77.6 sq.m.) approx.



GROUND FLOOR  
1065 sq.ft. (98.1 sq.m.) approx.

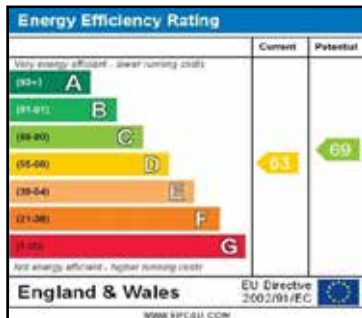


1ST FLOOR  
1328 sq.ft. (122.2 sq.m.) approx.



TOTAL FLOOR AREA : 3766 sq.ft. (349.8 sq.m.) 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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