



Monument House
Broom Green | North Elmham | Norfolk | NR20 5EW

RURAL LIVING AT ITS FINEST



Set in grounds approaching one acre in the quiet rural Norfolk hamlet of Broom Green close to North Elmham.

This charming cottage dating from 1850 was originally commissioned for the railway
but immediately passed into private ownership.

Ideal for keeping livestock within a fenced paddock, the property stands on a plot adjacent to the Sennowe Estate
and benefits from the most wonderful countryside views.



KEY FEATURES

- A Pretty Detached Period Cottage situated at the End of a Drive with Stunning Views across Open Fields
- Three Bedrooms, Family Bath/Shower Room and an En-Suite
- Kitchen/Breakfast Room with Separate Boot Room and WC
- Open Plan Reception Room plus a Study
- Gorgeous Oak Garden Room
- Plot of approximately 1 acre (stms) with Detached Stable Block and Paddock
- Total Accommodation extends to 1,423sq.ft
- Energy Rating: D

Adjacent to the Sennowe Estate and benefiting from the most wonderful countryside views, Monument House offers three bedrooms (one with an en suite) and superbly presented living space.

The Perfect Home

"When we first purchased the property, we were attracted to the quietness, the welcoming house, and the beautiful land around it," the present owner said, who has lived in Monument House for the past four years. The property stands in open ground with amazing views through to open fields that makes this three double bedroom family house something very special. The plot of just under one acre is accessed via a private shingled drive which is owned by the Sennowe Estate but with a formal right of way for the owners of Monument House. To the right-hand side of the driveway is a fenced paddock with good quality timber stable block comprising three stables and a tack room at one end.

A Distinctive History

Monument House certainly has a distinctive history. "The front part of the house was built for the railway in approximately 1850," the owner explained. The route that the tracks took originally went past Fakenham and then they swung around to Wroxham, and although the property was commissioned for use by the railway, it was never put into service but passed straight into private ownership.

So Much To Offer

When asked what has set the property apart for them, the owner replied, "First and foremost, the privacy with no overlooking neighbours but with a small close-knit community nearby. And then there's the quietness with very little noise from any of the surrounding roads. Of course, not forgetting the breath-taking views of the fields and woodland. It's wonderful to be in the middle of the countryside, surrounded by so much nature."





KEY FEATURES

Talking about their favourite space at the house, the owner chose the Oak Room for its all-year-round use. Directly accessed from the kitchen and constructed from substantial oak beams it will not fail to impress, and in the warmer months the bi-fold French doors can be thrown open to provide seamless access to the terraced area in the garden. The owner waxed lyrical about the stunning views over the fields where one can spot buzzards, kites, sparrowhawks and woodpeckers. "Muntjac deer peer through the windows in the evenings," they said, "And there is a huge variety of garden birds including a rare turtle dove. It's a brilliant room for entertaining and putting up a large Christmas tree for a family Christmas."

Special Features

The interior is beautifully presented throughout with features that include parquet flooring, a wood burner in the cosy front room which, as the owner said, "Is particularly lovely on a dark evening." And outside there is a small established orchard with apples, pears and plums perfect for turning into jam and chutney.

Improvements Aplenty

During their time at the property, the owner has continued to make improvements to it such as removing the old conservatory and replacing it with the handsome Oak Room. They also added solar panels on the roof which are connected to internal batteries, and installed an EV charger in the car port.

The Outside

"There is a large shed at the back of the property where I keep my pottery kiln," the owner said. "And there is also a summerhouse and three well maintained stable blocks at the front of the property, including a tack room which we use for garden implements, and a log store. Over recent years we have carried out some extensive planting in the front paddock area and added some new fencing and gates to create dog-friendly areas." The planting included British trees and native hedging along both sides, and a wildlife pond was also introduced. "The grass has been allowed to grow, with meandering pathways mown into it. We held our son's wedding reception in this area. The garden is well stocked, and the different areas include a flowerbed, a vegetable patch growing raspberries and rhubarb, and a lovely south-facing patio seating area outside the bi-fold doors of the Oak Room." And for this coming year the adjacent land in Sennowe Park will be planted to become an area of wild meadow.





























INFORMATION



On The Doorstep

Broom Green is a small rural Norfolk hamlet situated mid-way between the larger villages of North Elmham and Guist. "North Elmham has a doctor's surgery and a lovely tearoom, which you can get to by walking along the disused railway line," the owner said. Located on the west bank of the River Wensum, North Elmham is a popular village with a range of local amenities which include two pubs which are known for their excellent food and ales, The Kings Head hosting folk music nights in addition to quiz nights. In the village there is also The Tea Post which serves both as the local post office and a cafe. "There are a wide variety of activities in the local area such as walks in the forest over at Bintree woods, and the North Norfolk coast is only twenty-five minutes' drive away," the owner added.

How Far Is It To?

North Elmham can be found approximately seven miles south of Fakenham and twenty miles northwest of Norwich. The property is also within easy reach of the market towns of Dereham, Fakenham and Holt. "Supermarkets in Fakenham are ten minutes away, and Norwich is a forty-minute drive and has brilliant shopping facilities and restaurants," the owner said. Often described as the gateway to the north Norfolk coast, the thriving market town of Fakenham has the famous Fakenham Racecourse, Pensthorpe Waterfowl Park and the Thursford Collection right on its doorstep. The cathedral city of Norwich offers a wide range of cultural and leisure facilities, and also benefits from its own mainline rail link to London Liverpool Street, and an airport with international connections via Schiphol.

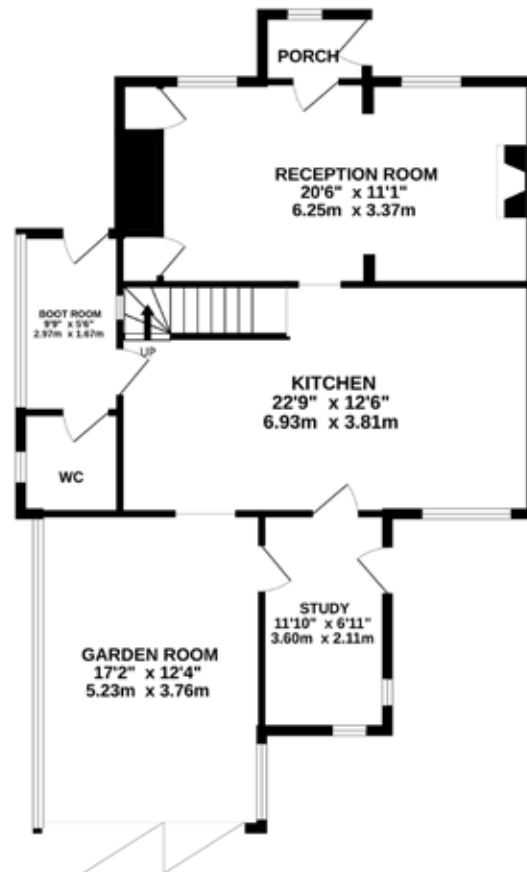
Directions

Leave our Fakenham office on the A1067 road and head towards Guist. Turn right onto the B1110 and then right again onto Bridge Road/B1110. Continue to follow this road and then turn left and the property will be found on the left hand side.

Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via Septic Tank
Broadband Available - currently provided by EE Mobile Broadband via a receiver which will be left at the property
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
Breckland District Council - Council Tax Band D
Freehold

GROUND FLOOR
916 sq.ft. (85.1 sq.m.) approx.

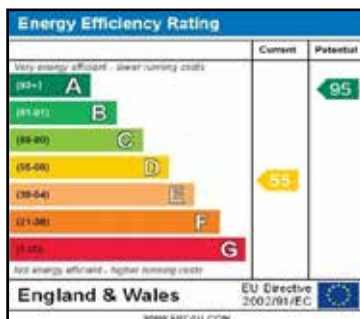


1ST FLOOR
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA: 1423 sq.ft. (132.2 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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