



14 Boars Hill
Holt Road | North Elmham | Norfolk | NR20 5LG

BESPOKE LIVING



“There’s a wonderful sense of ease about this property – built by respected local builders, one of just a small number of high-quality homes with woods to the rear and a short walk to the pretty church, everything here has been well designed and flawlessly finished, so there’s no work to do.

The current owners have upgraded the flooring and landscaped the gardens, so you can move straight into this impressively spacious and welcoming home, enjoying peace and privacy, whilst still being part of a thriving village community.”



KEY FEATURES

- A Modern Detached Home on a Small Bespoke Development, built by the Highly Regarded Family Firm, Orchard Homes
- Four Bedrooms and Three Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite and a Dressing Room
- Kitchen/Breakfast Room open plan to Dining Room and Garden Room
- Separate Utility, Pantry and Ground Floor WC
- Sitting Room with Bi-Fold Doors to Dining Room and a Snug
- Landscaped Garden overlooking Woodland to the Rear
- Double Garage and Driveway providing Parking
- The Accommodation extends to 2,405sq.ft
- Energy Rating: B

You have all the advantages of village life here, with plenty of amenities on the doorstep, plus you're close to market towns, Norwich and the glorious North Norfolk coast. It's a lovely setting and the house itself is sure to impress, with lots of space that beautifully balances open plan living with clearly defined and very usable rooms. It's perfect for today's lifestyles, whether as a sociable couple or family, and it's a home where you can picture yourself being very comfortable for many years to come.

A High-End Home

The property can be found on a small development in the charming village of North Elmham. A bespoke development of architecturally-designed homes, it was built by highly-regarded family firm, Orchard Homes, known for their craftsmanship and attention to detail. It's perfectly positioned at the end of the road backing onto woodland, with nobody overlooking the garden and no passing traffic. The owners bought it new, attracted by the bright and airy, well-proportioned accommodation, the high-quality, low-maintenance design and the fact that it feels green and rural here but is actually very accessible. As they reluctantly move on, you have the opportunity to embrace and enjoy the lifestyle on offer at Boars Hill.

A Tick In Every Box

The heart of the home here is the magnificent open-plan kitchen, leading into a formal dining room and open to a garden room with bifold doors to two sides. This is a great space for entertaining and for family life, as you can host a crowd in comfort and easily keep an eye on little ones as they play, or as you supervise homework.





KEY FEATURES

Doors open from the dining room into the sitting room, complete with feature fireplace and woodburner, again with doors to the rear garden. In summer you have an easy flow between the house and garden, while in winter you can cosy up in front of the fire. There's also a snug (ideal as a private sitting room for teens or a playroom for the grandchildren), a utility room, a cloakroom and a wonderful walk-in pantry on the ground floor. Upstairs, the master suite deserves a mention as it has a good-size shower room with his and hers basins, plus a walk-in dressing room. All four bedrooms are doubles, the second has an en-suite and two have built-in storage – no half measures here! There's also a family bathroom with bath and shower. All bathroom and floor tiling is from Porcelanosa, the taps are Hansgrohe, worktops are quartz, there's an air source heat pump with thermostats in each room and underfloor heating, Cat 6 cabling, high levels of insulation... the list goes on! And as you explore the property, you can see everything has been done to an unusually high standard.

Connected To Coast And Countryside

You have a double garage and long shingle driveway, so there's no shortage of parking here. The main part of the garden can be found to the rear of the house, tucked away and backing onto woodland, so you're totally private out here. As you might imagine, there's a lot of bird life passing by, from the woods, in the garden or from the surrounding fields. You're close to the pretty church, walking distance from the village hall, two pubs and the highly-regarded primary school, with a doctor's surgery, Post Office, shop and tearoom also found within the village. It has a lovely traditional feel and strong sense of community, so whether you're Norfolk born and bred or you're moving into the area, you'll receive a warm welcome. In the next village of Brisley you will discover The Brisley Bell. A traditional country inn with award-winning food, bedrooms & beautiful gardens. With alfresco dining, open fires & cosy corners it's the perfect place to relax. Fancy a trip to the beach? You're an easy drive from the delights of the North Norfolk coast, whether crabbing, watching the seals, or walking the golden sands of Holkham. It's a short drive to Fakenham, Holt, Dereham and you're also only 20 miles from the vibrant and historic city of Norwich, so this is a great base if you want to get to know the area. There are National Trust gardens and homes, fascinating museums, wonderful country walks and more, all waiting to be enjoyed.





























INFORMATION



On The Doorstep

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 25 minutes' drive away.

How Far Is It To?

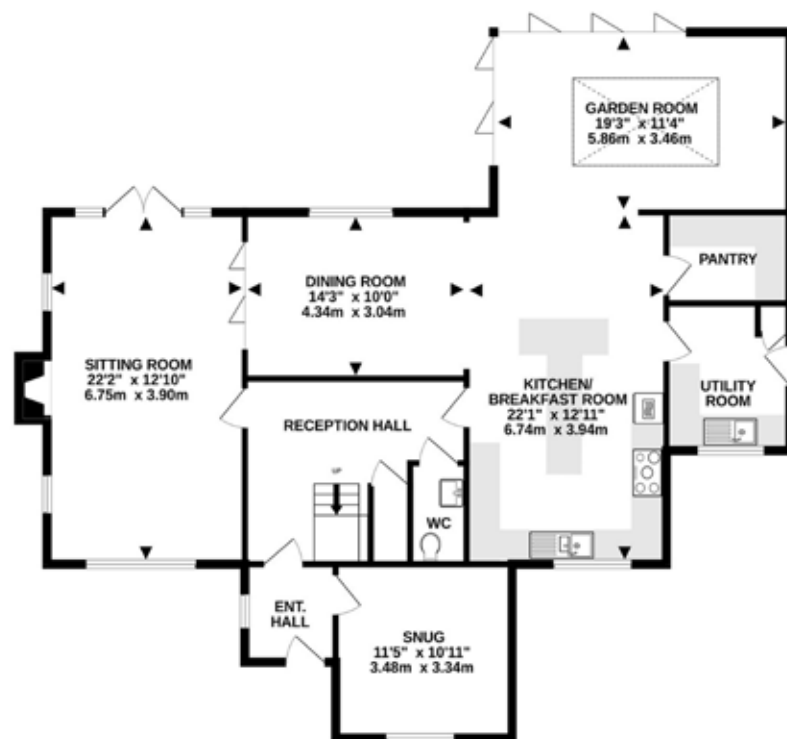
The property is also within easy reach of the market towns of Dereham (5 miles), Fakenham (8 miles) and Holt (13 miles). Supermarkets in Fakenham are 10 minutes away. Often described as the gateway to the north Norfolk coast, the thriving market town of Fakenham has the famous Fakenham Racecourse, Pensthorpe Waterfowl Park and the Thursford Collection right on its doorstep. The cathedral city of Norwich, is a 40 minute drive and has brilliant shopping facilities and restaurants along with a wide range of cultural and leisure facilities and also benefits from its own mainline rail link to London Liverpool Street, and an international airport.

Directions

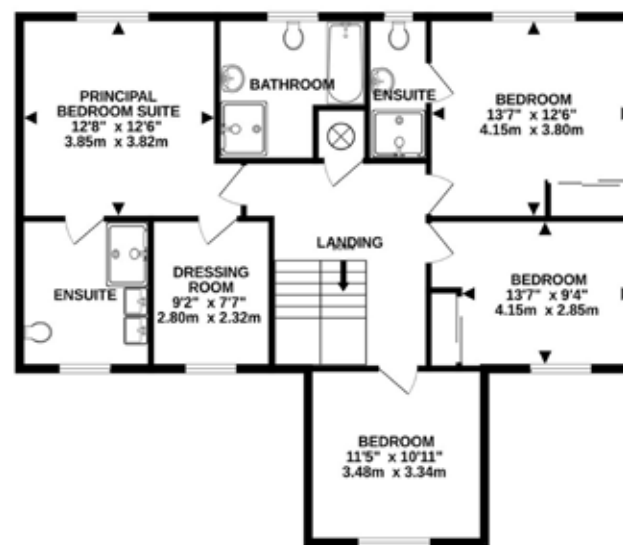
Leave Fakenham on the A1067 and as you approach Guist turn right onto the B1110/Bridge Road passing through Broom Green. Follow the B1110 onto Broom Green Road, which in turn becomes Pump Street, High Street and then Holt Road. Turn left into Boars Hill and the property will be found towards the end of the road, backing onto woodland.

Services, District Council and Tenure

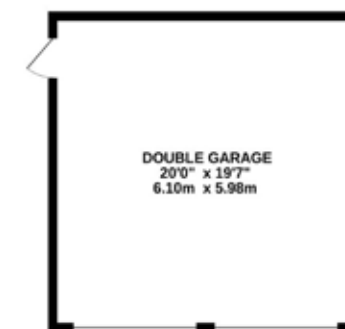
Air Source Heat Pump with Underfloor Heating, Radiators to First Floor
Mains Water, Mains Drainage
FTTP Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
Breckland District Council - Council Tax Band F
Freehold



GROUND FLOOR
1390 sq.ft. (129.1 sq.m.) approx.



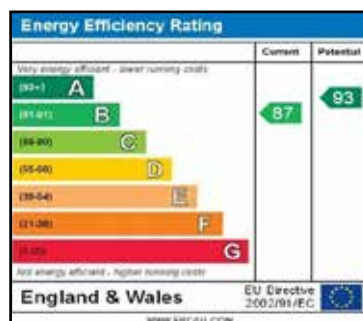
1ST FLOOR
1014 sq.ft. (94.2 sq.m.) approx.



GARAGE
392 sq.ft. (36.5 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING GARAGE) : 2405 sq.ft. (223.3 sq.m.) approx.
TOTAL FLOOR AREA : 2797 sq.ft. (259.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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