





Property Features

- Detached equestrian property
- 10-acre plot (stms)
- Annexed accommodation and commercial capacity
- Planning permission for two dwellings
- Uninterrupted country views
- Immense character and charm and immaculately presented
- Manege (sand and rubber surface), Horse Walker, stables, tack room, wash down box and sand area
- Attractive Large Gardens & Grounds

****equestrian property**** An outstanding equestrian property with superb facilities, A truly exquisite four bedroom house with fabulous views of the surrounding countryside, outdoor swimming pool, 2 building plots, commercial building, one bedroom annexe and much more - all sitting in 10 acres (STM).



VIEWING

Strictly by appointment with Arnolds Keys Norwich on 01603 620551.

The property is approached by a driveway which widens as you approach the main buildings to provide ample off-road parking. You are struck immediately by the space and capacity that is offered as the land opens up to both sides with a large paddock and a range of various outbuildings including a substantial commercial unit (rental income of £14,000 PA), Stable block with tack room, feed store and wash down box. Sitting back from the driveway is a 1-bedroom cottage and former games room both with planning permission granted for residential development.

As you enter the main house you are welcomed through entrance porch into a reception hall with stairs to the first floor and space for dining, looking to your left you are drawn into the main sitting room with its charming exposed brick and timberwork and a delightful inglenook fireplace. To the far side of the hall is a central family room with pamment tile floor and fireplace with inset wood burning stove this then leads to the Farmhouse kitchen fitted with a range of wall and base units with inset Belfast sink and oil-fired Aga. Beyond is a utility room with fitted units, inset stainless steel single drainer sink and walk in pantry cupboard. Upon ascending the stairs, you reach a first-floor landing which gives access to all bedrooms and the large family bathroom that is fitted with a white bathroom suite including a Jacuzzi bath, wash basin, shower cubicle, bidet and low-level W.C.

There is a self-contained annex attached to the main house comprising of an entrance hall, spacious sitting room area, double bedroom and further family bathroom.







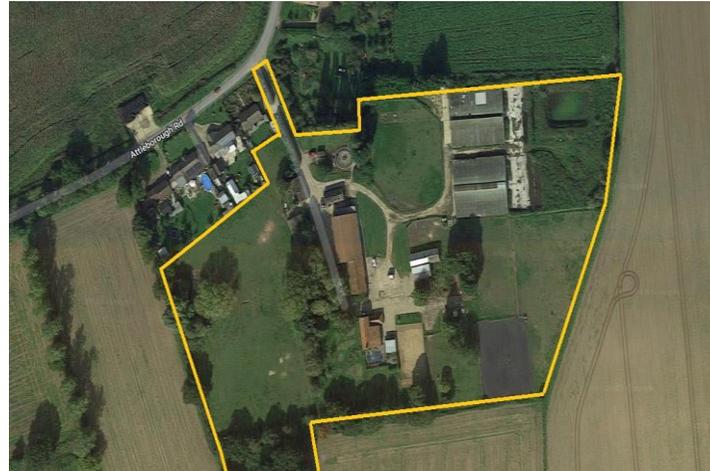
Location, Location, Location

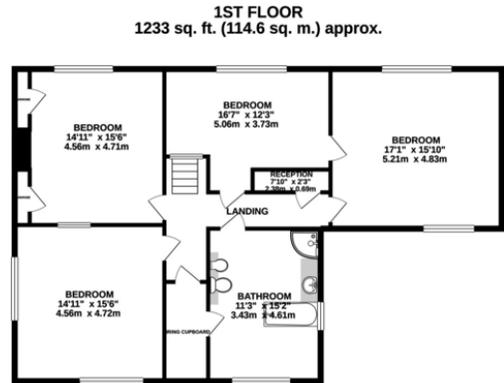
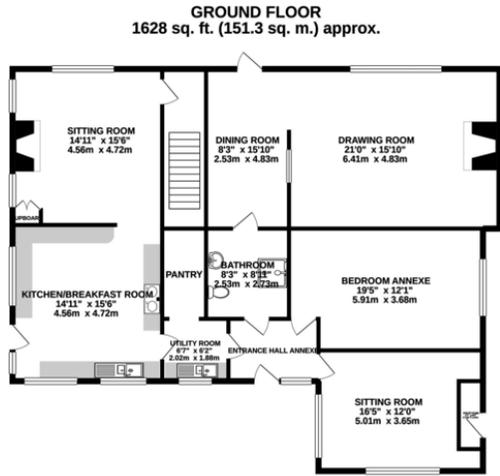
Deopham Green is a popular village situated to the south west of Norwich between the popular market towns of Wymondham and Attleborough giving close access to the main A11 and A47 southern bypass. Deopham is a village and civil parish in the South Norfolk district, in the county of Norfolk, England. It is close to the old RAF airfield of Deopham Green and the tower of its parish church is one of the tallest in the county of Norfolk.

To the rear and sides of the property is a generous garden with large lawned area, swimming pool, patio and further outbuildings and equestrian facilities including two spacious garages, large workshop, sand arena, horse walker, manege with a sand and rubber surface which is 40 x 30 meters and former livestock buildings on 3/4 of an acre plot.

Services

- Mains electricity and water are connected
- Drainage is two separate private septic tanks
- Council Tax band F
- Tenure - Freehold
- Commercial rental income - £14,000 PA





TOTAL FLOOR AREA: 2862 sq. ft. (265.9 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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Monday- Friday: 9am- 5.30pm
Saturday- Sunday: 9am- 4pm
Sunday- Closed

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