



EH

EXQUISITE  
HOME



## CHARMING PRESENCE

Set back from the road down a long, tree-lined drive is this incredible period century property offering five bedrooms and three full bathrooms in almost 7,000 square feet of highly versatile space. The property is comprised of a main house, a link which currently functions as a huge games room, one first floor self-contained flat and more ground-floor living space which could also be utilised as a second self-contained flat, offering plenty of space for larger or multigenerational families or to potentially run a B&B business in an area of Norfolk that is perennially popular with visitors who are attracted to the quaint charm of this area of the county, and by attractions such as nearby Thetford Forest and the North Norfolk coast.

The main house was constructed in the early-nineteenth century. Likely constructed around the same time was a large coach house which has seen a number of additions over the years, including the link constructed by the current owners which now connects the coach house to the main house. The result is a sprawling property and endless opportunities for customising the space to various requirements.







A great location with plenty to explore...



The main entrance of the original house opens into a bright and generous main hall, with a staircase rising to the first floor and entrances to the formal dining room and the main lounge. The formal dining room is a large and elegant space which currently comfortably accommodates a table for ten or twelve.

A bay window to the front floods the room with natural light and a fireplace with log burner is situated on the opposite wall to create a wonderful atmosphere on those cosy, dark winter nights. The dining room opens directly into the ample kitchen, where a beautiful AGA cooker is a main feature. The kitchen proudly exhibits the character and age of the property with exposed beams in the ceiling, and kitchen units enhance the sense of a rustic, country house, yet the space available in this room also offers the opportunity for a purchaser to create the kitchen of their dreams. The kitchen opens on one side into a rear corridor, off of which is one of the ground floor WCs, and also into a rear summer room which the current owners wisely utilise as a dog room, where the dogs can dry off after a muddy amble through the Norfolk countryside.



*A wealth of original features and beautifully appointed...*





The current owners describe the main lounge as a room with "character and style, with windows and light all around." They note that it is one part of the house which is still completely original, as much of the house was gutted and remodelled by the current owners when they first purchased the property. The room is generous and elegant, and a perfect place to entertain and retire with guests after a meal in the formal dining room. With space to the rear of the room for a baby grand, and a wood burning stove inset in a rebuilt fireplace to the front, it's easy to imagine the wonderful gatherings which have taken place in this room throughout its 170 year history. The lounge also opens into a garden and plant room, where the current owners enjoy cultivating various plants, and also into a rear summer room which offers uninterrupted views of the spectacular gardens and grounds.





Next to the main house is a large link area which now contains a massive games room, currently housing a detailed model train layout, but could equally be utilised for pool tables, as a large gathering space, or even to run a small business as an office space, studio, or even as a large playroom for childminding; the possibility of this versatile space is limited only by the scope of imagination. The link then leads through into a large sitting room, off of which is a small office. This opens into what the current owners use as a utility room, but with plumbing and kitchen units in place, this could become a kitchen which would be open-plan to a dining area to the rear with the main door to a large double garage. To the rear of the kitchen a door opens into another central hall, which serves as the main entrance to this side of the property and enjoys views to the first floor where a galleried landing gives this space a sense of style and elegance. Also located off this main hall is a second office that also opens into the exceptionally generous garage to the rear of the property.







Filled with light...







The first floor of the main house offers three large bedrooms, one of which enjoys a private bathroom with a separate shower and bathtub and views over the gorgeous rear garden. The other two bedrooms are large doubles and share the use of a large family bathroom. The galleried landing in the second main entrance described earlier leads to the first floor flat, which includes two bedrooms: one a good-sized single and the other a generous double, both which share a large family bathroom. The flat also enjoys a dining area, a full kitchen and a large lounge that opens onto a balcony which offers spectacular views of the wonderful gardens.









The house sits centrally on a generous and secluded plot of around four and a half acres, which includes a mix of woods, formal gardens, lawn and a paddock on which past owners have kept horses. The current owners were first drawn to the property because of its exceptional setting, and note now that “the garden is full of atmosphere and plenty of different little moods to explore: in the summer there are various shaded spaces to sit and cool down in, and it’s wonderful to watch all the different colours come out in the spring and autumn.” Much of the garden is completely fenced and already made safe for pets and children, and the plot itself is completely bordered by mature trees, many of which were planted by the current owners when they first acquired the property. In spring the woods are awash with snowdrops and aconites creating a carpet of colour.

With much of the garden laid to lawn, there is ample opportunity to develop the grounds further, yet the current owners have implemented some wonderful features to enjoy, including a large kitchen garden which is completely enclosed by caging to protect growing fruits and vegetables from the various wildlife that do regularly meander through the grounds; there is also a beautiful bespoke iron bridge which crosses over the stream to the pond at the front of the garden, a piece commissioned by the current owners and built by a local blacksmith and now sits elegantly in its peaceful surroundings. There are various seating areas and small terraces to the rear of the property, including a gravel courtyard with a small round goldfish pond. The grounds are completed by two outbuildings: a stable currently housing garden and grass cutting equipment and a large workshop and potting shed.



# LOCATION

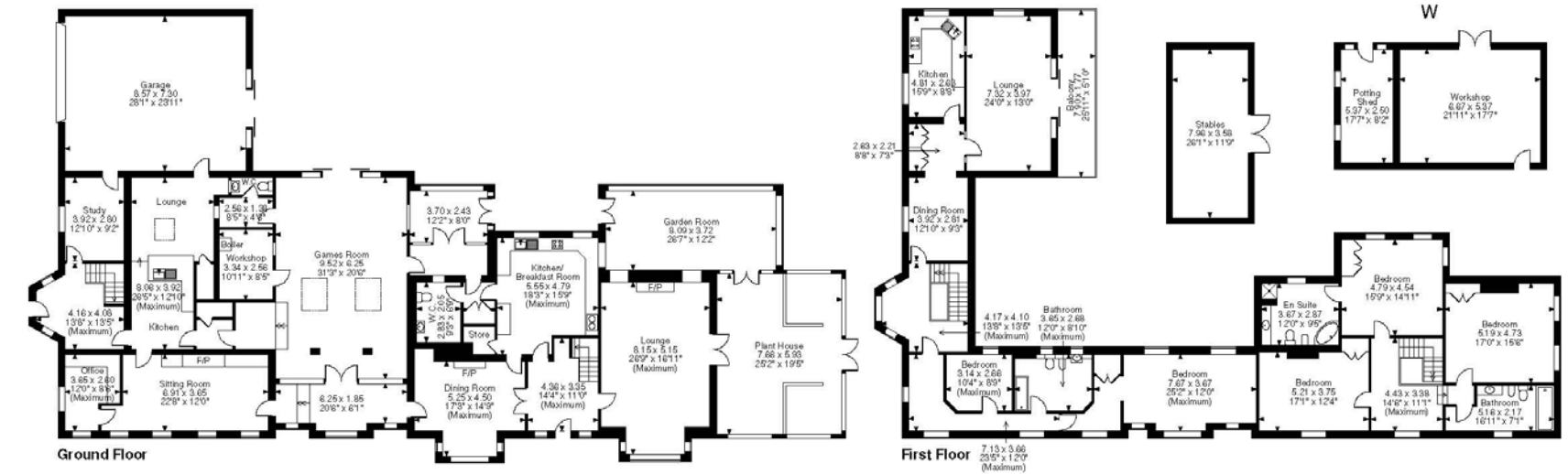
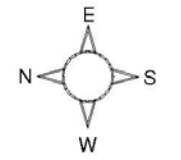
The property is set back from the main road that circles around the village of Saham Toney in west Norfolk. The village is spread out in a circular shape around central farm fields and a pretty village mere. There is a friendly, old-fashioned Norfolk pub located next to the mere, offering the perfect spot to stop for a refreshing drink after a walk around the local area. "There are plenty of clubs and organizations in the village," the current owners note, adding that "there's a real opportunity to participate in local life." Within the village is also a primary school, a modern community centre with a playground and playing fields, a rugby field, cricket ground, and a large golf course which is located just to the south of the centre of the village. The village sits just to the north of the market town of Watton which the current owners advise is only a twenty-minute walk or a quick five-minute drive away. The town offers a number of daily amenities, including a grocery superstore, a medical practice, veterinary surgery, a sports centre, a number of independent cafes and eateries, and the local secondary school.

The property is ideally placed to take advantage of some of Norfolk's most appealing attractions, including the perennially popular Thetford Forest, which is less than a twenty-minute drive from the property. Some of the most sought after resort towns along the idyllic north Norfolk coast, including Hunstanton, Wells-next-the-Sea and Cromer are all between fifty minutes and an hour's commute; and the city of Norwich, with its vibrant cultural life, vast shopping opportunities, world-leading university and rich medieval heritage is only around twenty-five miles from the property, with a commute of approximately 40 minutes to the city centre. The nearest mainline train station is located in Thetford, where train services to various London stations, including King's Cross and St Pancras International, run regularly throughout the day.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68   D
39-54	E	52   E	
21-38	F		
1-20	G		

Approximate Gross Internal Area  
**Main House = 6970 Sq Ft/648 Sq M**  
**Garage = 673 Sq Ft/63 Sq M**  
**Stables = 307 Sq Ft/29 Sq M**  
**Workshop/Shed = 547 Sq Ft/51 Sq M**  
**Balcony external area = 151 Sq Ft/14 Sq M**  
**Total = 8497 Sq Ft/789 Sq M**



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## EXQUISITE HOME

At Exquisite Home, we offer a refreshing approach to selling or letting exclusive homes, combining individual flair and attention with the local expertise of independent estate agents to create a strong international network, with powerful marketing capabilities. We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. Exclusive properties also require a tailored approach to marketing. Our bespoke service adopts a lifestyle approach to the promotion of your property, combined with an efficient sales process and outstanding customer service. The widespread exposure of prime residential properties is crucial.

The more prestigious a property, the smaller the number of potential buyers. Buyers of exclusive properties are generally not constrained by such influences as specific location, proximity to public transportation or local amenities. In today's market, the mobility of buyers is also greater than ever and they could come from, quite literally, anywhere- through local and regional marketing, national newspapers and magazines or; increasingly, internationally using interactive technologies, with this in mind, we have created a marketing strategy to target a suitable geo-demographic profile of potential buyers around the world.





Regional Office: Exquisite Home, Valley Lane, Wherstead, Ipswich, Suffolk, IP9 2AX  
T +44(0)3455 651681 E [enquiries@exquisitehome.co.uk](mailto:enquiries@exquisitehome.co.uk)

Regional Office: Exquisite Home, Sumpter House, Station Road, Histon, Cambridge, CB24 9LQ  
T +44(0)3455 651681 E [enquiries@exquisitehome.co.uk](mailto:enquiries@exquisitehome.co.uk)