



EH

EXQUISITE
HOME

GEORGIAN ELEGANCE

Located in the beautiful village of Shipdham, with less than a thirty minute commute into the centre of Norwich, is this grand Grade II listed, five-bedroom, three-bathroom Georgian home with Victorian additions, which together form an exceptionally large family home with ample opportunity for further development and even potential use as a B&B. With over two acres of glorious grounds, the house presents an exceptional opportunity to create a countryside oasis that is within easy reach of all that Norfolk has to offer.





“...The location of the property is ideally placed in the village to take easy advantage of all the daily amenities...”

Perfectly Placed...

The exterior of the rear extension and stables is a beautiful example of Norfolk flint construction, while the main house has an elegant brick exterior with tall, sash windows typical of Georgian and early Victorian properties. The two styles complement each other perfectly, with both finished by established vinery, including a beautiful wisteria, to create a charming, gentrified exterior that sits proudly against the breath-taking formal gardens that surround the property.

The main entrance into the Georgian heart of this home is into a statement hallway with signature stairs leading to the first floor and entrances into the main two reception rooms either side, with elegant sash windows (including working shutters) and fireplace. The current owners have utilised the expansive property as a multi-generational home and note that there are ample living spaces within the original Georgian part of the property and the Victorian extensions, with yet more space available for conversion (subject to any necessary permissions or regulations). 'There's a real sense that this is a working home,' note the current owners, who have enjoyed raising their children in the house. 'What drew us here was the sense of space and freedom that allowed us and the children to really spread out. We've been able to host enormous family parties and a wedding here, and everyone is always surprised at just how much house there actually is.'



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An intriguing history...

Behind the bright and spacious lounge is a formal dining room which the owners suggest may yet yield secrets into the history of the house as they suspect a large fireplace and bread oven may linger behind the plasterwork. To the rear of the dining room is a useful study, which the current owner thoroughly enjoys. 'I love that I can be working and suddenly I'll see a deer by the window .' Behind the study is a third sitting room with a wood burning stove and exposed beams. This room is large and bright, with dual aspect windows and doors that lead out into the garden - it's the perfect place to gather the family round for the holidays or to watch a movie together. To the rear of the drawing room is a range of workshops and store rooms, once formerly the coach house and stables, all connected to the main building by the Victorian extension. While these areas provide excellent storage provision, they could easily be converted into additional living space, such as an annex for extended family or to generate extra income; the space could alternatively be converted into a large office space or studio, though any conversions may require planning consent and interested parties are encouraged to make their own independent enquiries into the feasibility of these options.

Back into the Georgian section of the property, and a roomy kitchen and breakfast room, together with a WC complete the ground floor. The kitchen opens out into a lean-to porch area and the owners also noted the possibility that a stylish and bright extension could transform the kitchen into a larger, more modern space. They stressed that, 'the house is just bursting with possibility and potential.'



“... the house is just bursting with possibility and potential...”

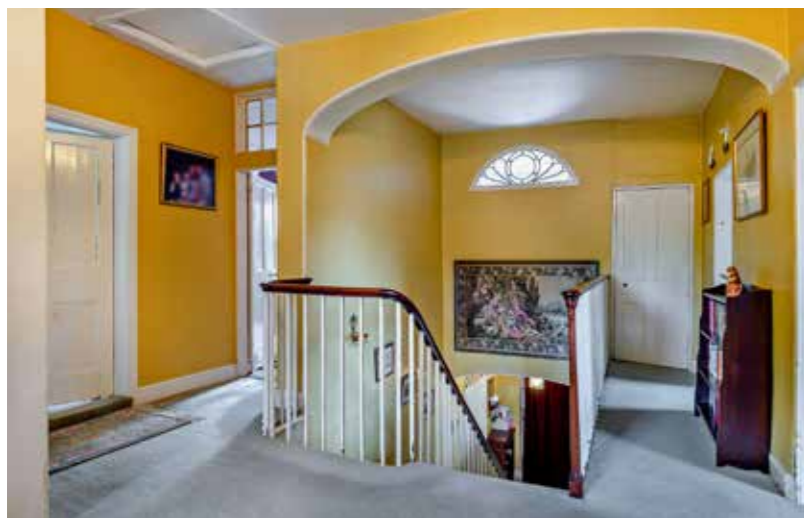


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First Floor

The first floor of the main house includes an impressive and spacious landing leading to five good-sized bedrooms, one with an en-suite shower room, and two family bathrooms. The principal suite sits to the front of the property and enjoys an array of built-in storage, and the en-suite shower room is modern and bright. To the rear of this bedroom is the largest family bathroom, which was converted from a bedroom to create a large and luxurious space for relaxing in the roll-top bath after a busy day. During their renovation, the current owners happened upon a working fireplace, which adds yet another element of luxury and ambience to this space. Back to the rear of the house in the Victorian extension are two large bedrooms, a second staircase that leads back down to the ground floor, and a second bathroom.



"...a large and luxurious space for relaxing in the roll-top bath after a busy day..."





Outside...

Sitting on a plot of just over two acres, the real “wow” factor in this house has to be the exceptional gardens and grounds, which have been kept to the highest standards by the current owners and more readily evoke the grandeur of manicured parkland surrounding a stately home than the gardens of a village house. ‘The garden absolutely sold the house to us,’ said the current owners. ‘The garden is laid out in three distinct sections, with the front garden being a more formal garden, the middle section being a more functional space, where we’ve had chickens and grow vegetables in the greenhouses, and the back garden is a true oasis with a winding path that takes you through the orchard.’ The owners add that ‘the grounds really encourage you to enjoy being outside; and what’s really wonderful is that at the front of the property, you can walk right onto the High Street and reach all the amenities you need, but you make your way to the rear garden and you feel like you could be wandering the open countryside.’ The current owners have enjoyed watching the wisteria vines bloom in the spring and cultivating their own fig and wine grapes, as well as their own sloe crops and elderflower for cordials and homemade gin. Located in the rear gardens is a lovely orchard producing apples, cherries, pears and plums.



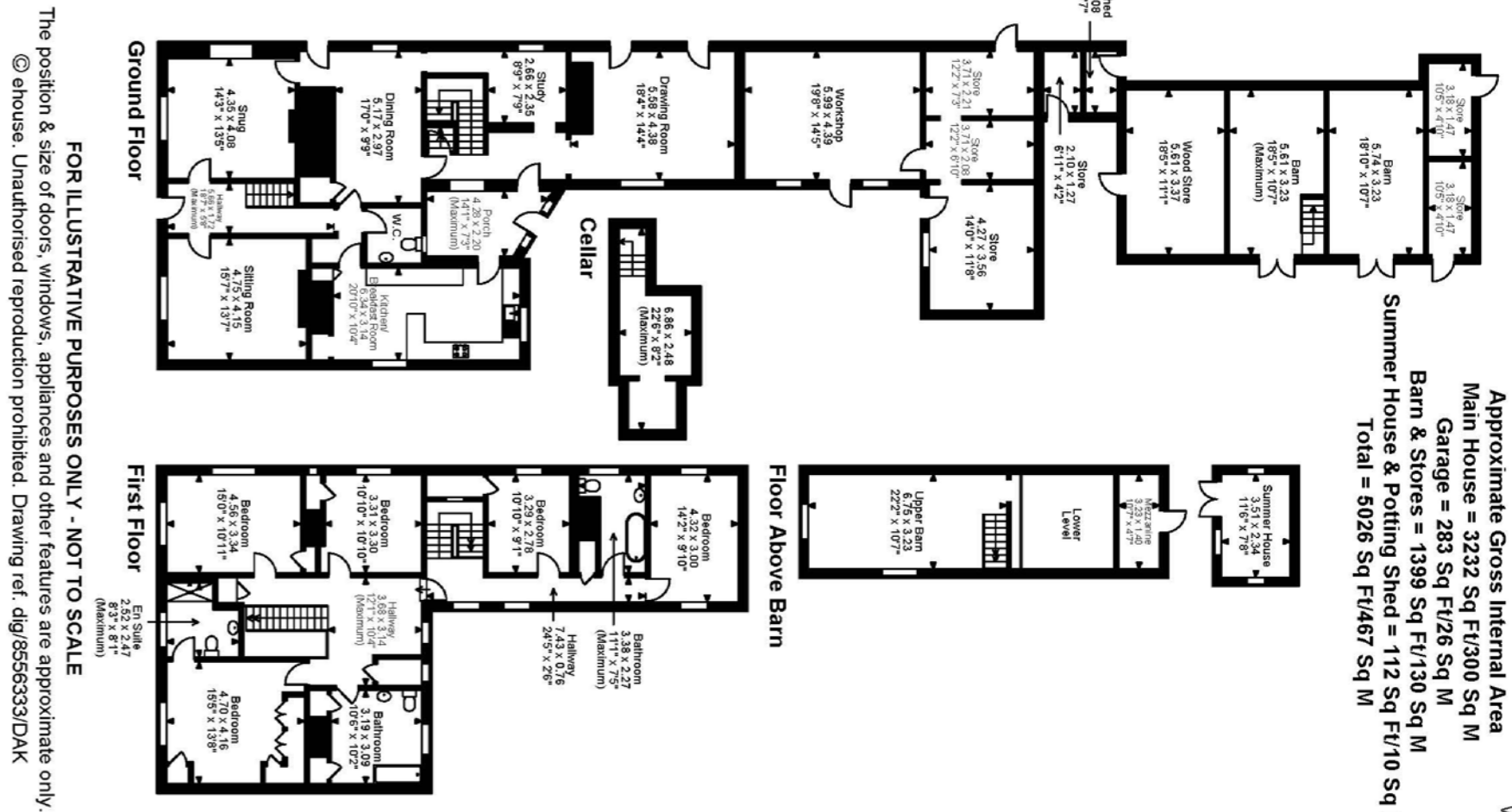
LOCATION

The property sits along the main street through the small village of Shipdham, which lies half way between the larger towns of Dereham and Watton, and is surrounded by the glorious Norfolk countryside. The location of the property is ideally placed in the village to take easy advantage of all the daily amenities, including a nearby pub and the village church, which is a unique landmark thanks to the wooden two-domed cupola atop the 15th century tower. Also within the village is a small shop and post office, doctor's surgery, a primary school with an Ofsted rating of "Good," and a café. The current owners have been very active in the local community and describe the village as one that 'rolls up its sleeves and gets stuck in: there are dozens of clubs, and there's a real sense of community.' As regular commuters to Norwich and London, the owners add that, 'much should be said about the location. Yes the house is on the High Street, but that's absolutely one of its best features and key to the property's versatility: not only are you a few steps from everything you need day to day, but it's so convenient when getting out of the village to go to the bigger towns and cities and to the stunning Norfolk coast; and once you're back home and in the house and gardens, you feel like you are deep in the countryside.'

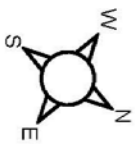
The village is located directly in the centre of the county of Norfolk, which is famous both for the medieval city of Norwich, and also for a wide array of stunning countryside to explore, from the extensive ancient forests at Theford, to the Norfolk Broads, England's largest interior navigable waterway, to the idyllic north Norfolk coast, designated an Area of Outstanding Natural Beauty and located only a 45 minute drive from the property. The property is only around half an hour's drive from the centre of Norwich, which regularly tops the official lists as one of the most desirable cities to live in all of England. The city is a true cultural hub, becoming England's first UNESCO City of Literature in 2012. Norwich still boasts a thriving city centre with a full array of independent and chain shops, restaurants, pubs and cafes. Norwich Theatre Royal is a regular stop for high-calibre performance acts, with most touring West End shows making a prolonged stop here. Norwich also boasts a world-class university and one of the country's top-performing independent and public schools both within the city and in the highly desirable commuter villages dotted throughout the surrounding countryside. Norwich also serves as a direct link with both London and the continent: the city boasts its own international airport and Norwich Station offers a regular direct service to London's Liverpool Street.



TURN TO VIEW FLOOR PLAN



Approximate Gross Internal Area
 Main House = 3232 Sq Ft/300 Sq M
 Garage = 283 Sq Ft/26 Sq M
 Barn & Stores = 1399 Sq Ft/130 Sq M
 Summer House & Potting Shed = 112 Sq Ft/10 Sq M
 Total = 5026 Sq Ft/467 Sq M



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



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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.



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