

THE FARMHOUSE



ALL SAINTS
VIEW

KETTLESTONE



INTRODUCING

THE FARMHOUSE

ALL SAINTS VIEW, LITTLE SNORNING ROAD,
KETTLESTONE, NORFOLK NR21 0JH

Traditional Rural Architecture with
Contemporary Interiors

Handmade Kitchen with Quartz
Worktops and Central Island

Open-Plan Dining Perfect for Entertaining

Formal Sitting Room with Grand
Fireplace and Bi-Fold Doors

Versatile Reception Room for
Office, Library, or Playroom

Four Spacious Bedrooms, Each with En-Suite

Principal Suite with Walk-In Wardrobe

Landscaped Outdoor Space for Summer Living

Picturesque North Norfolk Village
Location with Charm and Community



A Home of Timeless Charm & Contemporary Elegance

Blending the timeless charm of traditional rural architecture with the elegance of contemporary interiors, The Farmhouse is the jewel of this charming small community. From the moment you arrive, its sense of scale, symmetry, and bespoke craftsmanship is immediately apparent.

Inside, refined luxury awaits, with generous proportions and meticulous attention to detail. The central hallway creates an immediate impression of openness and elegance, offering a welcoming introduction to the exceptional living spaces beyond.

Designed with both family life and entertaining in mind, The Farmhouse combines traditional living with three spacious, distinct areas. At its heart is the kitchen, complete with handmade cabinetry, quartz worktops, and a striking central island. The open-plan dining area ensures that entertaining is always a pleasure.





Living, Entertaining & Relaxing in Comfort

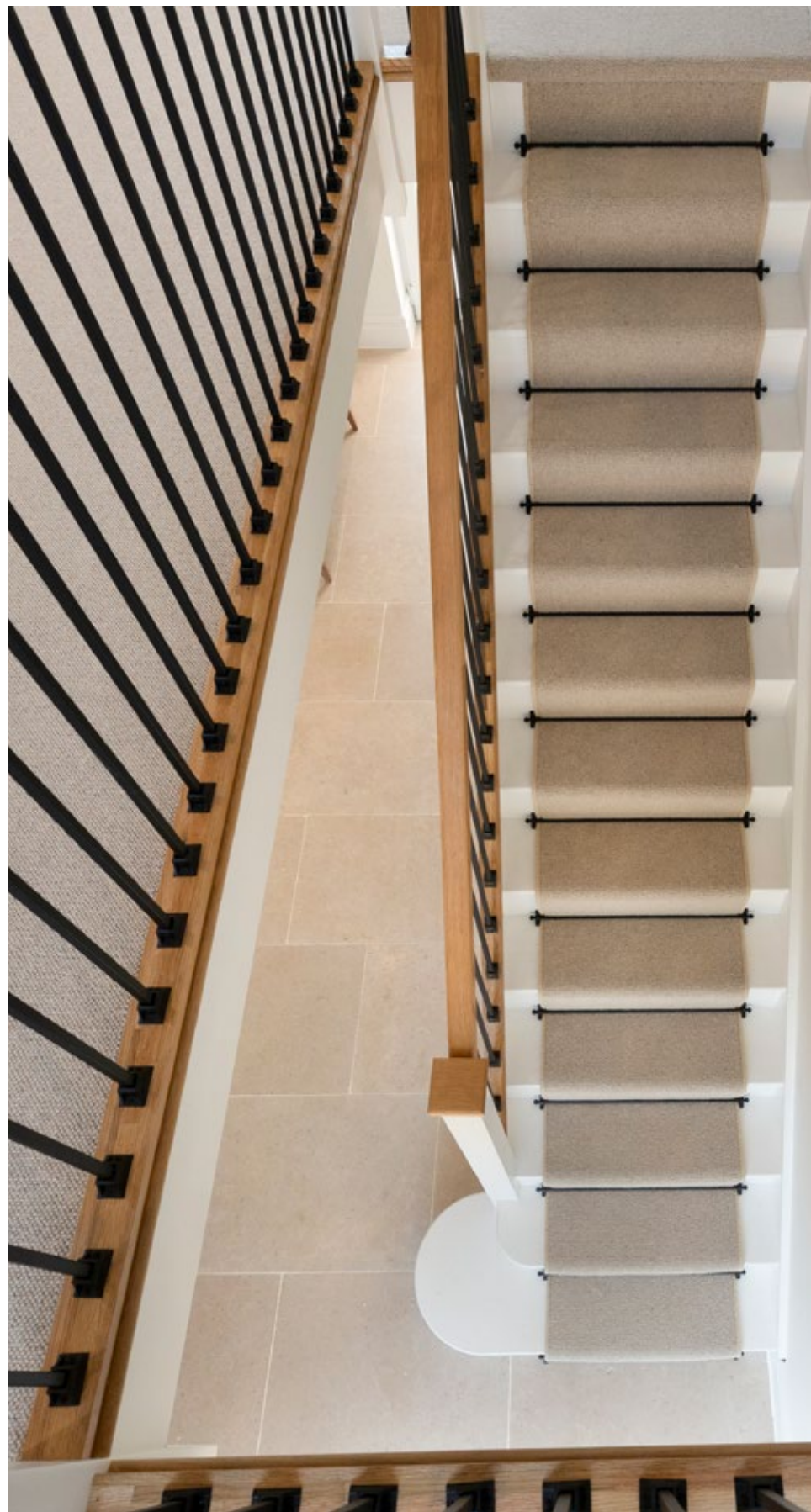
Flowing seamlessly from the kitchen, the formal sitting room features a grand fireplace, ideal for cosy winter evenings. In the warmer months, bi-fold doors from both the sitting room and kitchen open onto a beautifully landscaped outdoor space, extending the home effortlessly into the garden.

A separate reception room at the front of the property offers versatility, whether used as a playroom, a refined library, or a peaceful home office, easily adapting to suit your lifestyle.

Upstairs, a wide, traditional landing leads to four substantial bedrooms, each designed with comfort and privacy in mind. The principal suite is a true sanctuary, featuring a walk-in wardrobe and a luxurious hotel-style en-suite, complete with a striking exposed flint wall. The three additional bedrooms each have their own en-suites, ensuring family and guests are perfectly accommodated.

Set within a picturesque North Norfolk village, The Farmhouse is more than a property – it is a home of enduring quality, designed for living, entertaining, and creating memories for generations to come.







Specification at The Farmhouse

EXTERNAL MATERIALS

- Norfolk red blend facing brick, coupled with locally sourced and hand-picked flint cobbles
- A mixture of heritage red and charcoal panne roof tiles, along with natural slate
- Round-style cast iron style rainwater system by Brett Martin (or equivalent)
- High efficiency flush casement UPVC windows in Pebble (RAL 7032)
- Aluminium Bi-Folds in Pebble (RAL 7032)
- Hardwood painted front doors and surrounds
- Regular gravel to tree-lined entrance drive and stabilised gravel to individual driveways
- Detailed lighting scheme across the development
- A combination of brick and flint walls, 6 ft timber feather-edged fencing and hedging
- Detailed, extensive and mature soft landscaping plan
- Outside tap
- External electrical socket
- Outdoor kitchen, including ceramic BBQ/grill
- Timber gates
- EV charger and power sockets in the garage

INTERNAL FEATURES

- Solid timber internal doors primed and painted white, with antique brass
- Tall “Old Victorian” skirting painted white
- Natural limestone flooring in all hallways, kitchen, utility, WC and all

bathrooms

- Engineered oak flooring in both reception rooms
- Bespoke designed and fully fitted walk-in wardrobe/dressing room
- Carpets fitted in all bedrooms and walk-through wardrobe
- Deco flush screwless switches and sockets in antique brass
- Corston wall lights in antique brass
- Painted timber staircase with solid oak details
- Traditional column radiators fitted to the first floor
- Multi-zone underfloor heating to the ground floor on all plots
- Log burner

KITCHENS & UTILITIES

- Luxury, bespoke and handmade kitchen by Willis & Stone, finished with Armac Martin antique brass ironmongery
- Kitchen & utility room hand painted with the Little Green Paint Company
- Individually selected 30mm quartz worktops from The Marble Group
- Integrated refuse and recycling bin
- Bertazzoni Master Range Cooker with induction hob
- Modern series Bertazzoni stainless steel canopy hood
- Bertazzoni French door freestanding fridge freezer with 2 freezer drawers and heritage handles
- Miele integrated dishwasher
- Quooker boiling water tap
- Swan-neck antique brass tap in utility
- Shaws of England traditional butler sinks

BATHROOMS

- Porcelanosa wall tiles
- Limestone floor tiles
- Lusso Stone freestanding bath, in master en-suite
- Lusso Stone rimless back to wall toilets, with concealed cistern and brushed gold flush plate
- Lusso Stone wall hung vanity units, double vanity in the principal bedroom en-suite
- Internal flint wall in principal bedroom en-suite
- Lusso Stone brushed gold taps and shower heads throughout
- Brushed gold heated towel rails

GENERAL INFORMATION

- Central heating, appliances & fenestration guaranteed
- Telephone & broadband supplied
- High efficiency Mitsubishi Eco-dan air source heat pumps fitted to each plot
- First 12-month snagging period by Woodson Homes
- 10 Year White & Eddy, PI Insurance Covered Professional Consultants Certificate
- 200m drive to enter the development as well as other common areas managed by a residents’ management company

If any specification details can not be fulfilled subject to supply, equal to quality will be provided.





GROUND FLOOR

Reception Room 17'11" x 13'10" (5.46m x 4.22m)

Kitchen/Dining 22'4" x 18'6" (6.81m x 5.65m)

Living Room 19'3" x 17'11" (5.86m x 5.46m)

FIRST FLOOR

Principal Bedroom 17'11" x 12'11" (5.46m x 3.95m)

Dressing Room 12'9" x 5'11" (3.88m x 1.80m)

Bedroom 2 17'11" x 13'10" (5.46m x 4.22m)

Bedroom 3 18'6" x 11'0" (5.65m x 3.35m)

Bedroom 4 18'6" x 11'0" (5.65m x 3.35m)

Approximate Floor Area 250.7 sq.m. / 2,699 sq.ft. (excl. Cart Shed)



Getting to know The Developer

Woodson Homes is a dynamic local development firm dedicated to crafting outstanding new homes across North Norfolk and Cambridgeshire. With a focus on location, design, materials, and construction, they create ideal spaces for modern family living. Their team brings over 20 years' combined experience in residential development, delivering luxury yet functional homes in carefully chosen Norfolk locations.

Every aspect of design and construction is meticulously planned to ensure visually striking homes that meet the needs of contemporary living.

WOODSON
HOMES



Home in the heart of North Norfolk

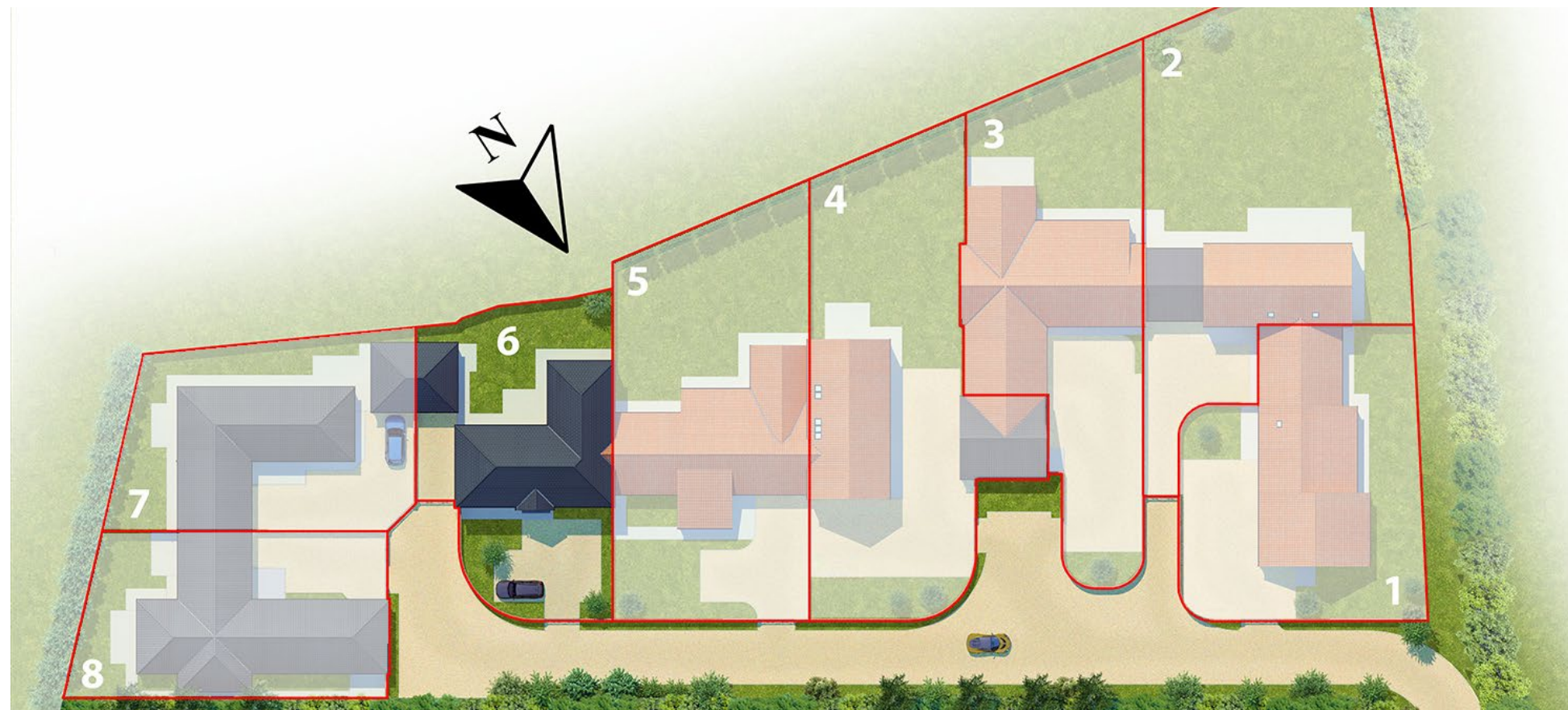
A small vibrant village complete with a church and village hall, nestled between the River Wensum and River Stiffkey - Kettlestone is within easy reach of the Georgian market town of Holt, with a wider range of shops, pubs and restaurants, as well as the sought after Gresham's School; There is no need to hurry home, relax and enjoy the best of beach and country life.

For local amenities, the Market town of Fakenham is just a stone's throw with its shops, banks, cinema and weekly market, amongst many other local businesses and workshops.

The North Norfolk coast is within easy driving distance with its sprawling sandy beaches, marshes, golf courses and sailing clubs. King's Lynn and Norwich are both within reasonable driving distance and have direct main line rail links to London.

For a colourful and distinguished day out, a flutter at Fakenham Racecourse is a favourite among locals, or team up with your pals for a round at Fakenham Golf Club, set in and around the racecourse. Thursford is just four miles away with its magnificent collection of steam engines and organs – a visit to its Christmas spectacular gives a West End theatre excursion a run for its money.





Additional Information

AGENT'S NOTES

Please speak to a member of the sales team for estimated annual maintenance charges and for any covenant or restrictions.

Some external images have been virtually renovated.

SERVICES CONNECTED

Mains water, drainage and electric.

LOCATION

What3words: [///trading.cookbooks.paths](https://www.what3words.com/#!/trading.cookbooks.paths)

ENERGY EFFICIENCY RATING

The property will have a SAP assessment carried out as part of building regulations when completed.



All Enquiries

For all enquiries about The Farmhouse, please contact Sowerbys on 01328 801534 or email fakenham@sowerbys.com

Our friendly and knowledgeable team will be happy to provide further information, arrange viewings, and guide you through the process.

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