



S

THE STORY OF

Little Marsh

Field Dalling, Norfolk

SOWERBYS



THE STORY OF

Little Marsh

Little Marsh Lane, Field Dalling
Norfolk, NR25 7LL

Stunning Country Residence

Extensive Living and Entertaining Space

Wonderful Kitchen With Open-Plan Living Area

Splendid Contemporary Additions

Ground Floor Bedroom Suite

Five Bedrooms and Three Bathrooms

Manège and Stabling

Extensive and Versatile Outbuildings

Grounds of Approximately Two Acres (STMS)

Idyllic Rural Setting

SOWERBYS HOLT OFFICE

01263 710777

holt@sowerbys.com





Set in an idyllic rural location, this stunning residence boasts approximately 3,000 sq. ft. of beautifully presented living space, surrounded by almost two acres (STMS) of picturesque grounds.

Cherished by the current owners for over two decades, Little Marsh has evolved into a versatile and welcoming family home. The property has been thoughtfully extended and meticulously maintained, offering an inviting haven.

The accommodation, spread over two floors, is both spacious and versatile, designed to cater to a modern lifestyle. On the ground floor is a welcoming entrance hall and boot room, along with a convenient cloakroom. A generous kitchen/dining/family room for everyday living features an in-frame shaker style kitchen and informal living space that flows seamlessly out onto the terrace and gardens.

A cosy, yet spacious, sitting room features triple aspect views over the grounds along with french doors to a sun terrace and a charming fireplace with wood-burning stove. A dining room provides the perfect space for formal gatherings whilst exposed beams and a fireplace create a characterful environment.

A quiet room to one corner, which was once a home study, has been changed into a stylish ground floor bedroom suite and features a luxuriously appointed en-suite shower room. This is ideal as an accessible guest bedroom, or with the adjacent dining room as a snug, would make a delightful suite for a relative.





The doors are always open in the summer and we barely distinguish between the house and garden...





The first floor features a sumptuous principle bedroom with an en-suite shower room, and a wonderful glazed gable and balcony looking out over the gardens and beyond. Three additional, well-appointed bedrooms, each with their own strong identity, share a modern family bathroom.

Accessed via a sweeping driveway, Little Marsh offers ample parking for multiple vehicles, trailers, and horse boxes. The outdoor amenities are equally impressive with a fine collection of versatile outbuildings including an oak-framed double cart-lodge with solar panels on top, a triple carport, two stables, a secure store/tack room and a grazing paddock enclosed by post and rail fencing. The old manège was sown with sand loving wild-flower seed mix a few years ago and is flourishing. It could be returned to its original use, but alternatively it provides ample space to construct a tennis court or pool if desired (STPP).



The kitchen garden has been thoroughly enjoyed by the current owners and caters for the those keen on home-growing, as the raised beds and an established vegetable plot awaits a new season. There is also a small orchard to the front of the house.

As well as the very practical spaces outside, the main garden offers a tranquil and inviting atmosphere, with the floor-to-ceiling doors wide open there is a seamless connection between indoors and outdoors, allowing family to gather on the lawn, and a great space to entertain.

Whether you are an equestrian enthusiast, a lover of the countryside, or seeking a peaceful family home, Little Marsh is a rare opportunity to live your rural dream. Experience the perfect combination of period elegance, modern comfort, and outdoor living.





From a small cottage in
a field... to a wonderful
family home.

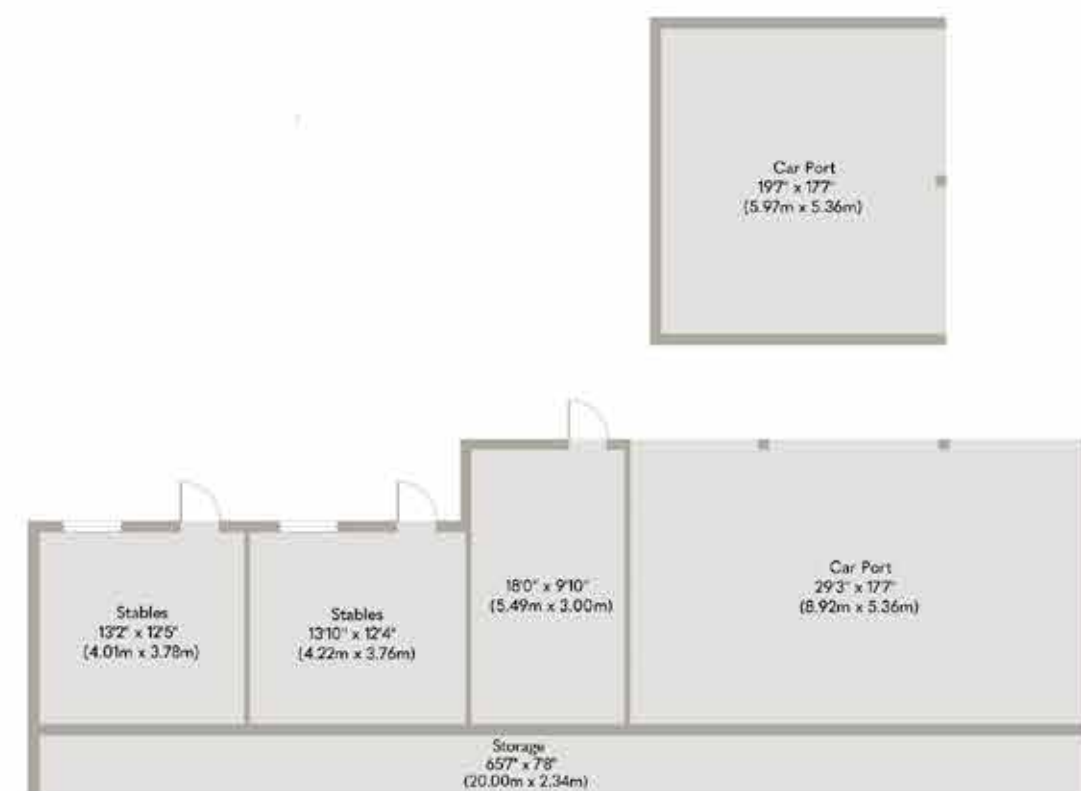




Ground Floor
Approximate Floor Area
1,757 sq. ft
(163.23 sq. m)



First Floor
Approximate Floor Area
1,086 sq. ft
(100.89 sq. m)



Outbuildings
Approximate Floor Area
1,379 sq. ft
(128.11 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Copyright V360 Ltd 2023 | www.houseviz.com

Field Dalling

A WELCOMING COMMUNITY
TO CALL HOME

Field Dalling is located close to Binham and Langham and throughout the year, there are various social events and clubs bringing people together such as coffee mornings, bingo nights, bowls and wine tasting.

Neighboring Binham adds to the charm of the area with its rich history and beautiful surroundings. The village is home to the magnificent Binham Priory, a stunning 12th-century Benedictine monastery that stands as a testament to the area's cultural heritage. Residents of Field Dalling have easy access to this historical gem and its serene atmosphere.

Langham has a 400 year old pub, The Bluebell, the pub motto is 'There's no such thing as a stranger, just a friend we've never met.' There is also a large 'street fayre' every two years.

Morston is a maze of small lanes and cobbled houses, as well as the town of Holt. A strong sense of community thrives among the proud residents and local businesses of Holt, and many of the latter champion the local 'Love Holt' initiative which waves the flag for the independent shops that add vibrancy to the Georgian town centre.

Field Dalling and Binham offer a tranquil and close-knit community living experience, complemented by rich history and stunning natural beauty, making them an ideal choice for those seeking a peaceful rural lifestyle in Norfolk.



Note from the Vendor



Little Marsh.

“Amongst the best things about Little Marsh are the views beyond the garden across the fields and watching the birds.”



SERVICES CONNECTED

Mains water and electricity. Drainage via septic tank. Oil central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 6500-4418-0222-3328-3243

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///surprise.innocence.catchers

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

To mark our 30th anniversary year, we're making a donation
to these Norfolk charities every time we sell a home

Nelson's
Journey

 **St Martins**
more than a home
for the homeless

 **mind**
Norfolk and
Waveney

 **Cancer
Charity**
— EST. NORFOLK 1989 —

 **East Anglian
Air Ambulance**

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

