



# Walnut Shade Farm

Suton Street, Sutton, Wymondham, Norfolk, NR18 9JJ

**BROWN & CO**



## Walnut Shade Farm, Sutton Street, Sutton, Wymondham, Norfolk, NR18 9JJ

A wonderful opportunity to acquire an historic house standing in grounds approaching 3.23 acres (stms) with outbuildings, informal landscaped gardens and a delightful orchard. This property with 5 bedrooms (4 doubles and one single) has a lovely feel and will be of great interest to buyers looking for character and charm.

£1,250,000



### DESCRIPTION

Walnut Shade Farm comes to the market for the first time in 30 years during which the current owners have renovated and restored it with significant recent additions, which provide a modern feel to a wonderful old building. Walnut Shade Farm is listed grade II as a property of architectural and historic interest. The oldest part of the house is believed to be a late medieval 'hall house' with 17th century additions. In 2012 an award-winning two-storey south-facing extension was added together with a linked side extension and the thatch was completely renewed. There is a seamless blend of characterful features throughout the house which is arranged around a timber-framed core with a colour-washed render. The house is well positioned within its boundaries and hidden from the road and nearby houses by the property's mature trees and hedging. The approach has a remote-controlled gate and there is plenty of hard standing for vehicles.

Downstairs - The dining room with its 17th century oak ceiling, inglenook fireplace and pamment floor leads off the entrance hall and flows through to the beamed sitting room with another inglenook fireplace and also through to the 21st century garden room. A significant change to the house has been the two-storey south-facing extension giving the house an open feel, creating a wonderful garden room and kitchen which links back into the original house. Floor to ceiling windows enhance this space beautifully and there are fine views out over the gardens with doors giving access to east and west-facing terraces.

The single-storey side extension is linked to the main house and includes a utility room, an office (which can be a living-room with kitchen area) and a double bedroom with en-suite wet-room. All of these rooms are on the same level and can be accessed independently making them suitable for a guest wing or self-contained annex.

Upstairs - Landing with exposed beams off which are 3 double bedrooms, a single bedroom and family bathroom. The principal bedroom has an en-suite with shower and views over the gardens.

Outside - The grounds are a major feature of the property with sheltered, informal and landscaped gardens (including a kitchen garden, two meadow areas and an orchard of apples, plums, pears, cherries and a quince). The gardens are mainly lawned and enjoy many points of interest with two mature ponds. Overlooking the larger pond is a delightful summer house strategically positioned to enjoy views across the water and back to the house. The grounds and mature landscape ensure that the property has a great deal of privacy.

Outbuildings - The main set of outbuildings border the old farmyard (now paved) and are single-storey constructed of clay-lump on brick with pantile roof. They are currently used for garaging and general storage purposes but have potential to be converted, subject to the necessary planning consents.

To the rear a timber-framed carport supports a 16 solar panel array and there is a "Zappi" electric car charger which can run from the mains at 7kW or from the solar panels, or a combination of both.

Services - Mains water, mains electricity, private drainage system (septic tank), oil fired central heating with 2,750 litre tank, solar hot water panel, "Clearview" wood-burning stove.

Solar panels - The property has the benefit of a solar panel feed-in-tariff which provided an income of £2,293 for the year ending 1st March 2024. Further information on this can be obtained through the selling agent.

Local authority - South Norfolk District Council (tax band "E")

### LOCATION

Walnut Shade Farm is situated about 2 miles from Wymondham in the small hamlet of Sutton. Nearby Spooner Row has a thriving pub and Wymondham itself is a popular market town located around 9 miles southwest of Norwich and enjoys a vibrant marketplace and town centre where there are a considerable number of varied shops, cafes and local businesses. Other amenities include two doctors' surgeries, public library, supermarkets (Waitrose, Morrisons and Lidl) and a monthly farmers' market. Wymondham train station which lies on the Norwich to Cambridge main line gives access to London and beyond; as does the A11 trunk road.



There are a number of good schools for all ages in the area, including Wymondham College, Wymondham High School and Spooner Row Primary all within 3 miles of the property.

#### DIRECTIONS

From the A11 trunk Road about half-way between Attleborough and Wymondham, take the B1172 exit signposted Wymondham. Proceed to the roundabout immediately to the west side of the B1172 bridge over the A11 and take the smaller exit onto Chepore Lane marked with a 7.5T weight restriction sign (do not take the other more obvious exit just past it or you will be back on the A11!). After 0.7 miles at the end of Chepore Lane go straight at the staggered crossroads onto Sutton Street and in less than a quarter of a mile the property is located on the right-hand side, signposted Walnut Shade Farm, with a yellow fire hydrant next to the 5-barred gate at the top of the tree-lined drive.

#### AGENT'S NOTES:-

- (1) The property is registered under three separate titles.
- (2) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (3) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

**VIEWING** Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871



# Suton Street, Suton, Wymondham, NR18

Approximate Area House = 3363 sq ft / 312.4 sq m (excludes carport)

Summer House = 80 sq ft / 7.4 sq m  
 Outbuilding 1 = 1922 sq ft / 178.5 sq m  
 Outbuilding 2 = 389 sq ft / 36.1 sq m  
 Outbuilding 3 = 304 sq ft / 28.2 sq m  
 Garage = 147 sq ft / 13.6 sq m  
 Total = 6205 sq ft / 576.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Brown & Co. REF: 1121433

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