



Framingham House

58 Long Lane, Framingham Earl, Norwich, Norfolk, NR14 7RZ

BROWN & CO



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Framingham House is a distinguished detached residence with a rich history dating back to the Victorian era. Having remained within the same family for several generations, it has undergone an extensive renovation programme. The result is a highly individual and stylish home, offering versatile accommodation spread across three floors, seamlessly blending its character and charm with modern luxury.

£1,850,000



DESCRIPTION

Framingham House is approached through a striking three-storey glazed entrance that opens into a spacious reception hall, showcasing a beautifully hand crafted bespoke staircase. Glazed doors from the hall lead into the impressive open-plan kitchen, dining, and living area, which is the heart of the home. This space features large bi-fold doors that seamlessly connect the interior with the rear gardens, creating a perfect blend of indoor and outdoor living.

The bespoke, handmade Kestrel kitchen is equipped with high-end appliances, including two Siemens ovens, an integrated Bosch larder fridge and freezer, and dual-zone wine storage. A separate utility room is conveniently located off the kitchen, providing additional functionality and storage. In addition, there is a bright triple aspect living room and study area.

The sleeping accommodation at Framingham House is thoughtfully arranged across the first and second floors, with all rooms being generous double bedrooms. The principal bedroom is a luxurious retreat, featuring a four-piece en-suite bathroom complete with a slipper bath, his and hers vanity units, and a shower cubicle. On the first floor, there are three additional bedrooms, one of which benefits from an en-suite shower room.

The second floor offers two more bedrooms and a bathroom, making it an ideal space for a teenager. The larger of these two

rooms is particularly versatile and has been pre-wired for a projector, making it perfect for use as a cinema room if desired. This flexibility ensures that the upper levels of the home can adapt to the changing needs of its residents.

The gardens and grounds of Framingham House offer a high degree of privacy to the front, where the property is set back from the road, with the front screened by mature trees. Access to the home is via electric double gates, equipped with an intercom camera system that can be controlled from each floor of the house, ensuring both security and convenience, with a long, sweeping driveway leads to the detached double garage, which features twin electric roller doors. The front garden is well-established, while the rear garden is lawned and enclosed by close boarded fencing, providing a serene outdoor space for relaxation and entertainment.

LOCATION

Located on the edge of the village of Framingham Earl between the B1332 Norwich to Bungay road and the A146 Norwich to Lowestoft road. Local amenities include a post office, shops, primary and secondary school, public houses, a doctors and dentist surgeries. There is a bus service, with a stop a few hundred yards from the property, into Norwich city centre and easy access to the A47 Norwich southern bypass, northern distributor route and the South Norfolk Broads. The property is situated about 4½ miles south of the city of Norwich with all its cultural, shopping and

transport facilities, and International airport. This is an excellent opportunity to live tucked away in a rural setting within easy reach of the provincial capital of East Anglia.

DIRECTIONS

From Norwich, proceed out of the city via the Trowse bypass and take the B1332 Bungay Road, continuing to the Railway Tavern in Framingham Earl. Take the second turning left onto Long Road and continue past Spur Lane on the left. The property will then be seen on the right hand side.

AGENT'S NOTES:

- (1) 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.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.
- (3) Planning has been granted for four luxury homes on neighbouring land.

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

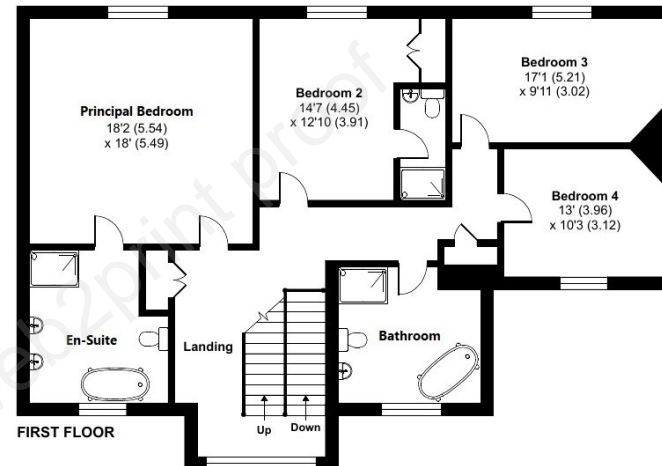
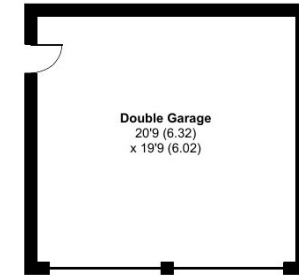
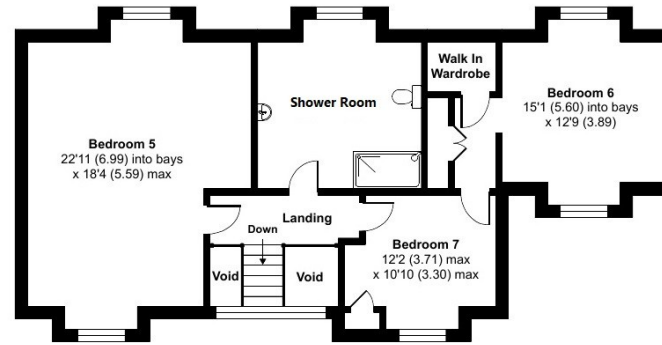
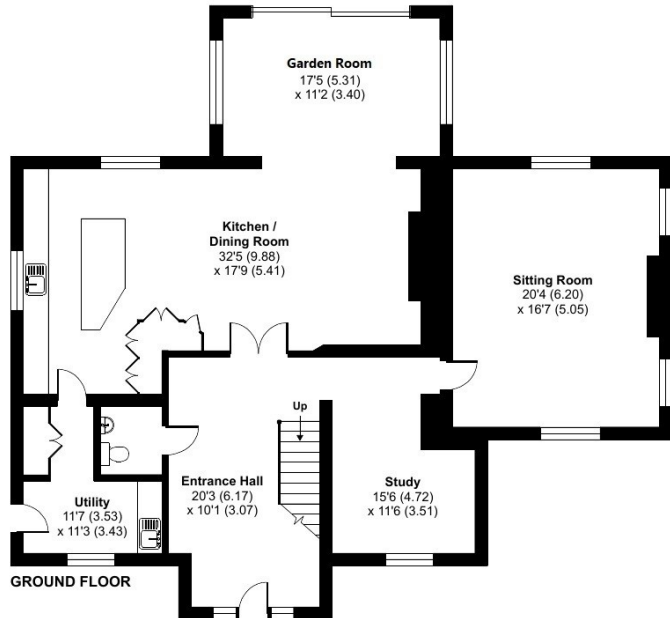




Long Road, Framingham Earl, Norwich, NR14

Approximate Area = 4580 sq ft / 425.4 sq m (includes double garage and excludes void)

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlchecom 2024. Produced for Brown & Co. REF: 1169047

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