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Tanglewood

Skeyton, NR10

“We love the location of this property - being close to the forest, almost every upstairs window has a fantastic, peaceful view of the neighbouring countryside.”

From the sellers





Introduction

This six-bedroom home is very much a lifestyle choice. Nestled in around five acres of land, it includes formal and wild gardens, paddocks, a swimming pool and tennis court and also offers huge income potential, with an existing two-bedroom holiday cottage and caravan site and the potential to grow.

Inside

The main house is large, extending to over 3,500 sq ft with interiors that are light and airy and combine neutral tones with a contemporary yet rustic edge.

There is a large and welcoming entrance hall at the centre, as well as a huge sitting room with windows to three sides and a separate, cosier family room which is currently used as part of a self-contained annex.

The dining room currently functions as a large playroom but it could easily be reinstated, and there is an impressive P-shaped conservatory which overlooks the pool outside.

The kitchen/breakfast room is well-proportioned and beautifully fitted and there is also a study and utility space.

Five bedrooms and three bath/shower rooms can be found off a central landing upstairs.

Outside

The grounds around Tanglewood extend to around five acres, beyond which are beautiful views over the surrounding countryside and woodland giving a real feeling of peace.

A tennis court and swimming pool occupy part of the extensive formal gardens with a lovely south-facing terrace which is ideal for al fresco dining. Lots of parking is provided by a large driveway leading to an oak-framed cart lodge and double garage.

The grounds also include Little Tree Cottage, an award-winning, two-bedroom holiday let which has its own entrance, private parking and courtyard garden.

A separate meadow has also been converted into a bespoke, low maintenance caravan park (Certified Location). Little Tree Meadow has been welcoming guests for 3 years, offering six hook-ups and a water point.

Further income potential can also be found to the northwest corner of the grounds, where a former stable block has planning permission to be converted into a further two one-bedroom holiday lets and a large barn has permission to become a communal games room.



Reception Rooms

Light and airy reception spaces dominate much of the ground floor, including a sociable yet versatile kitchen/breakfast room off the entrance hall at the centre.

The perfectly balanced sitting room enjoys lots of natural light, but it still feels cosy and intimate thanks to its impressive beamed ceiling and large inglenook fireplace, which dominates one wall.

The space is a particularly lovely contrast against the adjacent P-shaped conservatory, which offers almost panoramic views of the garden and swimming pool outside and would make a great entertaining space.

At the rear, the former sun lounge has been converted into a self-contained annex, complete with a fitted kitchen, open plan lounge area, bedroom area (bedroom 6) and wet room. This would be well-suited to older relatives or teens or could be used as a functional family space.

Bedrooms and bathrooms

Five double bedrooms are accessed off a galleried landing on the first floor and include the principal suite which has its own dressing room as well as a luxurious en suite bath and shower. All the bedrooms enjoy stunning countryside views.

Two further family bathrooms - one of which has a bath/shower and one a shower - are located at either end of the landing.

Features

As the main house, Tanglewood offers a wealth of flexible and sociable living spaces in a sought-after location. Stylishly redecorated in recent years, it now combines an effortlessly contemporary finish with all the charm of a more traditional countryside home.

The grounds around the property are impressive and ideal for both private use and as income potential. It includes extensive gardens, a tennis court and pool, plus Little Tree Cottage, an established holiday let.

Achieving an occupancy rate of around 75%, it offers two double bedrooms, a shower room and open-plan living space, as well as vaulted ceilings, a wood-burner and plenty of character. The current owners let it out through the rental agency Hoseasons and have won the Customer Choice Award for the past five years. As a result, it offers a ready-made business opportunity for new owners, which could be further improved upon with the conversion of the stables and barn.

Practicalities

The kitchen doubles as a breakfast room, there is a separate utility room.

There is a good sized home office.

Lots of parking is provided by a large driveway leading to an oak-framed cart lodge and double garage.

Services

Private water via a bore hole, private treatment plant, mains electricity

GROUND FLOOR

Tanglewood

1ST FLOOR



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Little Tree Cottage



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Location

Tanglewood enjoys five acres of its own private grounds and idyllic views over open countryside and woodland - although it's actually in Skeyton, a small rural village situated on the outskirts of North Walsham, a popular market town which is well-served by a wide range of amenities and good road and rail links.

The village itself is served by the Skeyton Goat Inn, a charming thatched pub and restaurant dating back to the 16th century, as well as nearby All Saints Church and a village hall.

Families

With acres of private land, as well as a swimming pool and tennis court, this impressive six-bedroom home all the more appealing for families who want peace and quiet and like to get outdoors.

The living spaces are extremely versatile and flexible, suitable for families of all ages, and the income potential offers so much possibility for those who want to run and manage their own business.

Yet while the property benefits from all that rural life has to offer, it's not too far from modern-day conveniences, with primary and secondary schools in the nearby towns of North Walsham and Aylsham, as well as numerous shops and leisure facilities.

The sought-after north Norfolk coast can be reached by car in under half an hour.

Local Authority

North Norfolk



Agent's view

“With a successful two-bedroom holiday cottage, touring caravan facilities and planning permission for a further two holiday lets, this fantastic countryside residence has lots of potential and would suit a buyer looking for a property with equestrian or business potential.

The views are incredible, the amenities sought-after and I love how the current owners have used the existing layout to their advantage, creating family-friendly living spaces that really suit their lifestyle - without compromising on what it can offer new owners.

This is going to be a very happy home for a new family, and also a great business venture should they want it to be.”

Samuel Le Good | Partner





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Agent's Details



Samuel Le Good | Partner

samuellgood@abbotfox.co.uk | 01603 660000 | 07915 660981 | @samuellgood

Kingsley House
2a Upper King Street
Norwich
NR3 1AH



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