

abbot**Fox**  
**Bespoke.**



## **Wensum Lodge**

Sparham, NR9

“The view is stunning and it’s what attracted us to the property in the first place.  
It’s so unexpected from the approach. It’s secret like.”

**From our seller**







## Introduction

Wensum Lodge was originally built in 1899. Formerly a dairy barn now a most impressive, modern home with far reaching views out across The Wensum Valley.

## Inside

Accommodation is arranged on one level and measures around 2800 sq ft.

The property is well proportioned with plenty of space to relax, dine and entertain in the open-plan living space, which is accentuated by its vaulted ceiling, roof lanterns and floor-to-ceiling windows which let in lots of natural light and allow for the most amazing views.

Although versatile the property allows for five or even six bedrooms, the principal bedroom with an en suite.

## Outside

Wensum Lodge is surrounded by well-maintained grounds extending to around 1.25 acres (stms). Much of the garden is laid to lawn and slopes down to a stream that forms the boundary to the rear.

There is a significant sun terrace that seamlessly connects with the main living space and a private decking area is provided at the opposite end.

Within the garden there is also a summer house with a decking area and fishing platform.

Plenty of parking is provided by a large shingle driveway there's also an extensive cart lodge.













The floor plan of the second floor of the University of Illinois at Chicago includes the following rooms and dimensions:

- Bedroom/Office:** 5.00m x 3.50m (16'7" x 11'6")
- Living Area:** 6.00m x 3.75m (19'7" x 12'3")
- Dining Room:** 5.40m x 3.75m (17'8" x 12'3")
- Master Room:** 3.50m x 3.00m (11'6" x 9'9")
- Reception Hall:** 5.00m x 3.00m (16'7" x 9'9")
- Bedroom 4:** 3.00m x 3.75m (9'9" x 12'3")
- Bedroom 3:** 3.75m x 3.00m (12'3" x 9'9")
- En Suite:** 2.00m x 2.00m (6'6" x 6'6")
- Bedroom Capacity Room:** 4.00m x 3.00m (13'1" x 9'9")
- Living Room:** 5.40m x 3.00m (17'8" x 9'9")

The second floor plan shows a large open area with a central staircase. To the left is a bedroom labeled 'Bedroom 2' with dimensions 10'11" x 12'11". Below it is a bathroom labeled 'Bath' with dimensions 4'11" x 5'11". To the right of the staircase is a 'Principal Bedroom' with dimensions 11'0" x 10'11". Above the staircase is a 'Bedroom' with dimensions 11'0" x 11'0". The plan also includes a 'Living Room' and a 'Dining Room' area.

Figure 1. Floor plan of the experimental facility.

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## Location

Lyng is a sought after village just 13 miles west of Norwich. There is a village shop, tea room and The Fox public house which serves food also.

The market town of Reepham is within easy reach and offers a number of amenities with Norwich only a 20 minute drive away with it's vast facilities, an international airport and train station with regular services to London.

## Families

The village is desirable with families thanks to its rural, out-of-the-way feel, although it's still well-connected. Reepham and the centre of Norwich are all close by and each offer education facilities across the age ranges.

The village has a highly regarded Church of England Primary School as well as a multi sports area, playing field and children's playground.

Roarr!, the dinosaur adventure park, is also within easy reach, as is the National Trust's Blickling Estate, which is loved by families for its country walks, of which there are many locally.

## Local Authority

Breckland District Council.





### **Our agent's view**

*"This has to be one of the most stunning outlooks I have seen.*

*The property really is very impressive and incredibly versatile. I love how it is so hidden away behind those gates. You would never know it was there.*

*A very special retreat."*

**Samuel Le Good** | Partner







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### Agent's Details



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