



THE STORY OF

# Roudham Stud

*Roudham, Norfolk*

SOWERBYS

A stylized, serif letter 'S' in a dark green color, serving as a logo for the estate agent.

THE STORY OF

# Roudham Stud

Roudham, Norfolk  
NR16 2RN



Available Now

Tranquil Countryside Setting

Three Bedroom Detached Brick and Flint Cottage

13 Acres of Paddocks

Two Feed Stores and Exercise Yard

Fourteen Modern Stables



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Upon arrival to Roudham Stud, a private gated entrance leads prospective tenants to both a three-bedroom detached brick and flint cottage, in addition to a fully equipped equestrian facility, perfect for equestrian enthusiasts.

This charming detached cottage has recently undergone renovation and showcases a contemporary finish throughout. The modern fitted kitchen is home to an abundance of both cupboard and worktop units, ready for those looking to display their culinary skills!

The kitchen is equipped with an integral oven, hob, fridge and dishwasher. The open-plan dining area boasts versatile dimensions and enjoys an aspect of the private enclosed garden.

Separate from the kitchen, the utility room provides further cupboard/worktop units with space for a washing machine and tumble dryer. The utility room is home to a cloakroom with a wash basin and shower. The cosy sitting room, complete with an operational wood-burner, allows for all traditional contents and furnishings.



Stairs located in the entrance hall lead prospective tenants to the first-floor bedroom accommodation. The principal bedroom is a spacious double room benefiting from a fitted cupboard in addition to an en-suite comprising a shower, wash basin and WC. Both the second and third bedrooms are again comfortable double rooms allowing for traditional furnishings. Completing the internal accommodation, the family bathroom features a bath, wash basin and WC.



The cottage benefits from a low-maintenance private enclosed garden home to a patio, lawned area, and an array of mature shrubbery.

Roudham Stud is a traditional-style equestrian property ideal for an in-house stud manager/groom. The equestrian buildings are arranged with the stables being centred around a courtyard. In total, the stud comprises eighteen stables, an office, two feed storerooms, and one tack room. Beyond the stables, prospective tenants will find an exercise yard with an open-fronted cover. In addition to this,

there are 13 acres of paddock area which are split into 4 separate paddocks of varying sizes.

Also present within the stud complex is an office which is equipped with basic kitchen units, a lockable store cupboard, and a WC. In addition to the office, prospective tenants will find a tack room and two feed storerooms. On the south side of the entrance yard, there is a loading ramp. The front yard is tarmacked, providing a good standing surface for vehicles. On the north side of the property, an in-access track enables the manure store to be emptied.







ALL THE REASONS

# Roudham

IN NORFOLK  
IS THE PLACE TO CALL HOME



Roudham is a charming village located in Norfolk, known for its beautiful countryside and rich history. Equestrian enthusiasts will be delighted to find an abundance of bridleways, ready to be explored.

Roudham is surrounded by picturesque countryside, making it an ideal destination for nature lovers and outdoor enthusiasts. The village is close to Thetford Forest, which offers a range of walking and cycling trails, as well as opportunities for wildlife watching. The nearby High Lodge Forest Centre is a great place to start your outdoor adventure, with activities such as archery, high ropes, and adventure play areas for the kids.

Just a short drive from Roudham is the renowned English heritage site, Grime's Graves. This Neolithic flint mining site offers a fascinating glimpse into the area's ancient

history and is a must-visit for history buffs. Additionally, the beautiful Oxburgh Hall is within reach, offering visitors the chance to explore a stunning moated manor house and its impressive gardens.

While Roudham itself is a small village, there are several charming pubs and restaurants in the surrounding area where you can enjoy a delicious meal. For accommodation, nearby towns and villages offer a variety of options including cosy B&Bs, country inns, and self-catering cottages.

Throughout the year, Roudham and its neighbouring communities host a range of events and festivals, including country fairs, food festivals, and traditional village fetes.

Roudham is conveniently located within easy reach of major roadways, making it accessible by car. If you prefer public transport, the closest train station is in the nearby town of Thetford.



## ACCOMMODATION COMPRISES:-

Entrance Hall 15' 00" x 9' 06" (4.57m x 2.9m)  
Kitchen/Diner 17' 09" x 11' 09" (5.41m x 3.58m)  
Utility Room 14' 07" x 10' 06" (4.44m x 3.2m)  
Sitting Room 17' 09" x 11' 09" (5.41m x 3.58m)  
Bedroom One 12' 04" x 11' 10" (3.76m x 3.61m)  
Bedroom Two 11' 09" x 9' 02" (3.58m x 2.79m)  
Bedroom Three 11' 09" x 8' 03" (3.58m x 2.51m)

## AGENTS NOTE

Unfurnished.  
Available now.  
Oil central heating.  
Pets by negotiation.  
12 month initial tenancy.

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

To be confirmed. The reference number or full certificate can be obtained from Sowerbys upon request. 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.

## LOCATION

What3words: ///tiny.plausible.compelled

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# SOWERBYS



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