




RUSSEN & TURNER

Black Horse Road, Clenchwarton

£699,995

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Willow Farm – Where Charm Meets Comfort (And a Hint of Luxury)

When the current owners got their hands on Willow Farm back in 2016, they didn't just move in – they rolled up their sleeves and transformed this stunning 18th-century farmhouse into what our valuer enthusiastically called 'the perfect family home'. And honestly? We couldn't agree more.

From the moment you step inside, you can tell this is a home that's been crafted with love, care, and a serious eye for design. Exposed brick and beams? Check. Granite work surfaces? Of course. Bespoke shutters and storage? Everywhere. Every inch of this house has been thoughtfully curated for comfort and style – the kind of place you'll be itching to come back to at the end of the day.

The one-third-acre plot is a suntrap, capturing the light all day long with uninterrupted views across the famous Norfolk skies. Wander through the side gate, and you'll discover a private family garden, complete with a sunken natural stone patio (ideal for al fresco dining with a glass of something cold in hand). The lawned area is perfect for kids and grown-ups alike – whether you're playing a game of football, chasing the dog, or just stretching out under the mature tree with a book.

The Final Word

Willow Farm is more than just a house – it's a home. A place where every detail has been lovingly considered, where history meets modern comfort, and where you can truly put down roots. Ready to make it yours?





Step Inside... And Fall in Love

Push open the front door and you're greeted by a grand reception hall that sets the tone for the rest of the house. With herringbone flooring, period-style radiators, and a skylight that showers the space in natural light, this entrance makes an unforgettable first impression.

Need a spot to dump muddy wellies and coats after a countryside ramble? The utility/boot room has got you covered – it's both practical and stylish, doubling up as a handy laundry space. A sleek pocket door leads you to the study area, while the double-height inner hallway steals the show with its breathtaking staircase.

A Living Space Made for Cosy Nights & Big Celebrations

Curl up in the lounge, where a stunning inglenook fireplace (complete with a Charnwood log burner) takes centre stage – perfect for those Netflix-and-cocoa winter evenings. The dining room is made for Sunday roasts, featuring an original fireplace and charming exposed floorboards that add character to every meal.



But the real heart of the home? The 33ft living/kitchen – a space designed for laughter, late-night chats, and legendary dinner parties. Bi-fold doors blur the line between inside and out, while the electric Aga, nestled among beautifully crafted cabinets, makes cooking feel like a treat rather than a chore. Whether you're sipping your morning coffee, hosting a family feast, or just watching the world go by, this space is where memories are made.

Sweet Dreams & Spa-Like Bathrooms

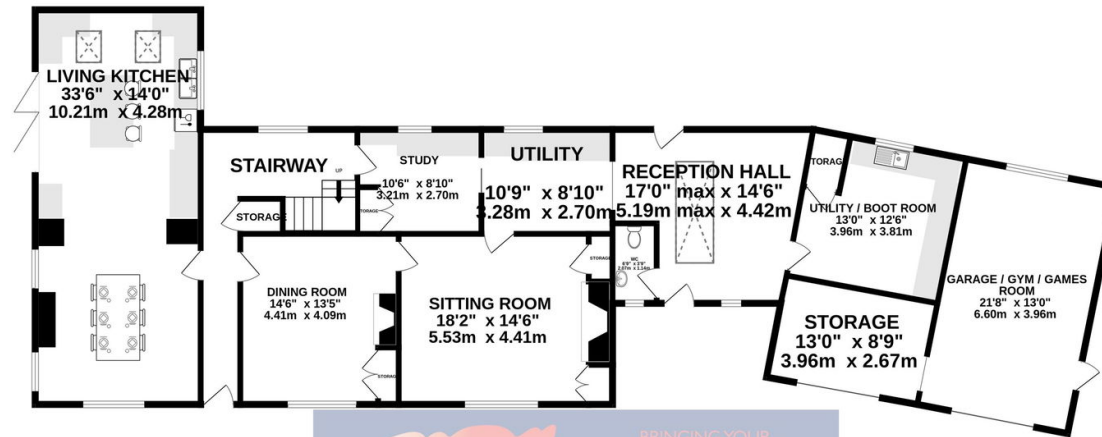
Upstairs, each of the four double bedrooms has been individually designed, offering a perfect blend of elegance and relaxation. The principal suite is the ultimate sanctuary – calming white walls, a stylish antique brass ensuite, and a walk-in wardrobe/dressing room that would make even Marie Kondo swoon. The family bathroom boasts a roll-top bath (soak away the day in style), while the two ensuite shower rooms are fitted with Burlington Heritage suites for a touch of timeless luxury.

The Great Outdoors – Your Own Slice of Norfolk Heaven

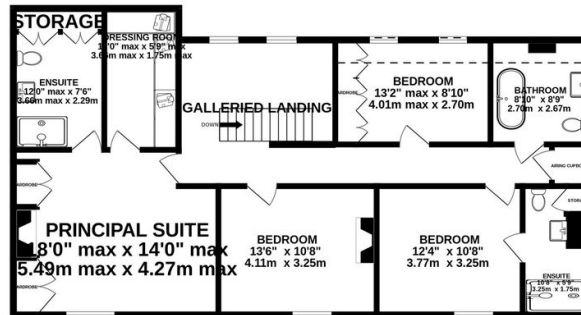
Beyond the five-bar gate, there's plenty of parking for guests, a large enclosed storage space, and a 21ft8 x 13ft garage – now cleverly repurposed as a home gym/games room (because let's face it, we all need a space for our hobbies, whether that's lifting weights or mastering the pool table).



GROUND FLOOR
2029 sq.ft. (188.5 sq.m.) approx.



1ST FLOOR
1157 sq.ft. (107.5 sq.m.) approx.



TOTAL FLOOR AREA : 3187 sq.ft. (296.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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