



Rose Tree Farm
High Green | Great Moulton | Norfolk | NR15 2HU

PRETTY PERIOD FARMHOUSE



This much-loved Grade II listed farmhouse has been a place of happiness and harmony for over six decades for a local farming family. It is time now for new owners to enjoy these ancient spaces and make their own memories as so many generations before have done. In addition to the three-bedroom main house is a one-bedroom annexe, ideally placed for elderly relatives to live independently yet in close proximity.



KEY FEATURES

- A Wonderful Grade II Listed Detached Farmhouse with an Attached One Bedroom Annexe
- A Large and Social Kitchen/Dining Room with Pantry
- Three Bedrooms, a Loft Room and a Family Bathroom
- Two Reception Rooms
- The Grounds in total extend to 5.5 acres (stms) and consist of Lawned and Terrace Areas with a Pond, Thatched Hut (Rondavel) Orchard and a 5 acre Plot split into Two Paddocks
- A Large Barn with WC Facilities and a Double Carport and Workshop with Loft Space
- Excellent Equestrian Potential in a Fantastic Edge of Village Location
- The Accommodation extends to 2,088sq.ft
- No EPC Required
- Chain Free

This pretty historic farmhouse comes with a heart-warming story. Bought in 1958 by a young couple just before they married, it was to be their cherished family home for the rest of their lives. And, surely, there can be no higher recommendation!

History On Display

Built, according to Historic England, in the 17th century, construction is of clay lump with an upgrade to a brick frontage added in the 20th century. Once through the more recent entry porch, you'll step back in time through ancient cottage doors into two expansive reception rooms either side of the huge central chimney stack. Hefty oak beams and joists, giant lintels and wide brick inglenooks immediately convey the history of these spaces. One inglenook contains a wood-burning stove, the other an open fire with an impressive iron grate. Both contain traditional witches' marks on the lintels. These two spaces were at one time in separate dwellings when the farmhouse was divided into two homes, part of its long history.

Evolution

Buildings learn and adapt over time and the current owner's father was a practical man with sound ideas. His first major project was to pull down a lean-to kitchen at the west side of the building and, in 1975, construct a large one-bedroom annexe thereby almost doubling the ground floor space. With its own sitting room, kitchen, bathroom and entrance, this is an ideal apartment where elderly relatives can enjoy independent living within hailing distance of support. The next major piece of construction was the kitchen-diner over on the other side of the house. In 2005, the back wall of the sitting room was opened out and a large addition built where once was a much smaller kitchen.





KEY FEATURES

The result is one large social space where a wide glass bay takes advantage of a south-west aspect. French doors from the dining area open to a sheltered terrace, ideal for spilling out into the garden in summer. The country kitchen is lined on three sides with wooden units offering bags of storage and prep space. Oenophiles – you know who you are – will love the wine storage, another ingenious idea from this creative farming man.

Exploring Upstairs

Ancient stairs wrap around the side of the great central stack and lead to a first floor with two bedrooms and a bathroom. Cupboard space is excellent throughout the house but on this floor in particular. The larger of the bedrooms retains a lovely fireplace as well as a suite of splendid mid-century built-in furniture while the smaller bedroom benefits from a deep airing cupboard lined with shelves. Further cupboard space is to be found in the bathroom. Stairs continue up to an attic floor, atmospheric with exposed rafters. Storage is good up here also with cupboards cleverly inserted into the eaves. A vanity unit adds usability to this bedroom and, with plumbing in place, you might consider a small bathroom up here. Across the staircase and currently accessed by a special ladder is another attic room of the same size awaiting development, perhaps as another bedroom, perhaps as a workspace or studio.

Outbuildings Galore

The plentiful outbuildings really require a site visit to do them justice. An immense barn, part clay lump and part a more modern addition, is ready to house just about anything you may need to store. It could also be a home to horses. A little farther down the drive is the most recent addition, a two-bay cart lodge with attached workshop built in 2008. There is potential in here for creation of an upper room or loft which would make a super studio. Beyond it is a further open building, ideal for tractors and other machinery.

Gardens and Paddocks

The extensive gardens wrap around three sides of the house and contain many large and mature specimens planted by the owner's parents. To the front, an orchard contains walnut, apple, plum and pear trees. The sunny terrace outside the kitchen is sheltered by low brick and flint walls and gives onto a long lawn at the end of which is a large pond. Here you'll find the last of the farmer's constructions, a charming grass hut, or rondavel, which he built himself inspired by a trip in late life to Africa. Beyond some country fencing is a long five-acre plot split into two paddocks. In the past it has been home to cows, pigs and chickens but equestrians will immediately see its potential for horses and ponies.

















ANNEXE









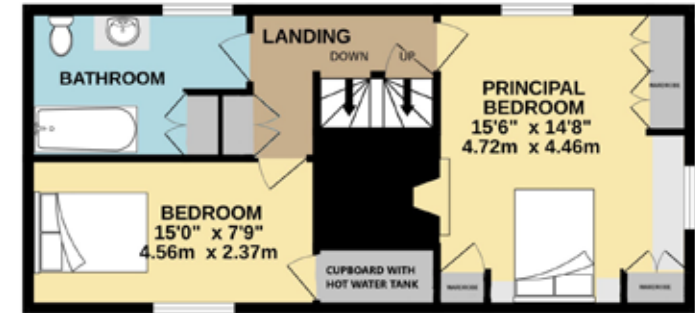




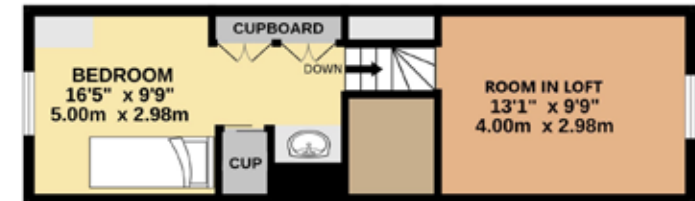
GROUND FLOOR
1268 sq.ft. (117.8 sq.m.) approx.



1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.



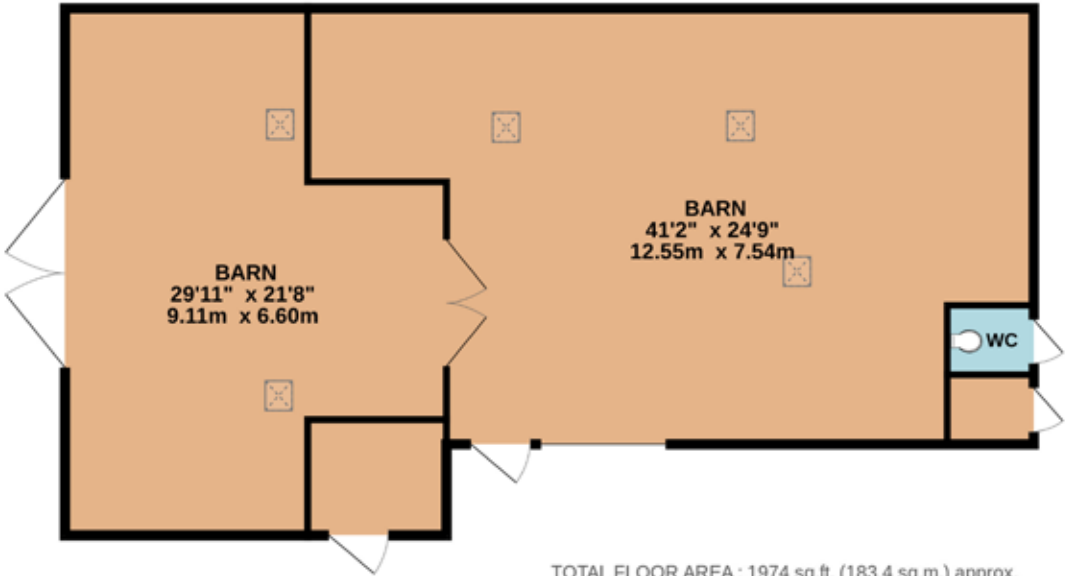
2ND FLOOR
330 sq.ft. (30.6 sq.m.) approx.



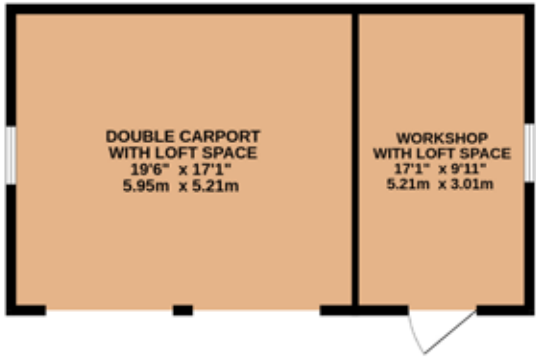
TOTAL FLOOR AREA : 2088 sq.ft. (194.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024

OUT BUILDINGS
1974 sq.ft. (183.4 sq.m.) approx.



TOTAL FLOOR AREA : 1974 sq.ft. (183.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024



INFORMATION



On The Doorstep

Great Moulton is proud of its local, The Fox and Hounds, which was South Norfolk Pub of the Year in 2023 & 2024. There's always something going on, either here or at the village hall. Long Stratton is just 3 miles away and here there is a primary school, high school, doctors, dentist, supermarket, butcher, chemist, garage and post office. There are also primary schools nearby in Aslacton and Fornsett St. Peter.

How Far Is It To?

The busy market town of Diss is just 8 miles away. From here trains reach London Liverpool Street in as little as 1 hour and 21 minutes. An even closer rail connection is at nearby Spooner Row station on the Norwich-Cambridge Breckland line. Buses stop in the village and will take you to Diss, Norwich and Long Stratton. By car, Diss is within 20 minutes and Norwich within half an hour.

Directions

From Diss head north on the A140 to the Pulham roundabout and turn left onto the B1134. After crossing the railway line, turn right onto Moulton Road, at the end of the road bear right onto Woodrow Lane and then turn right into High Green. Cross the railway line again and after passing the junction to Broadgate Lane, the property is the first on the right.

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [tonality.sundial.dust](#)

Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via Septic Tank
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.ofcom.org.uk - to check Mobile/Broadband Availability
South Norfolk District Council - House Tax Band E - Annexe Tax Band A
Freehold





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation



Fine & Country Diss
3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG
01379 646020 | diss@fineandcountry.com