



The Old Carpenters  
Banham Road | Quidenham | Norfolk | NR16 2PQ

# A COUNTRYSIDE HOUSE



They say location is everything so you're off to a great start with this pretty five-bedroom home situated, as it is, on the old Quidenham estate, once the secret getaway of royals. From every window, you'll look out over private parkland and enjoy unmatched peace and privacy. This wonderful home also has an excellent Log Cabin Annexe.



# KEY FEATURES

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- Former Carpenters Workshop - Part of the old Quidenham Estate
- Beautifully Converted
- Excellent Log Cabin Annexe
- Wonderful Gated, Rural Setting
- Around 1.5 Acres (stms)
- Five Bedrooms Plus One In The Cabin
- Sitting Room and Useful Study
- Spacious Kitchen Dining Room and Utility Room
- Viewing Highly Recommended

Turn off the public road and through security gates and you'll find yourself on a rhododendron-lined drive leading to a large turning circle in front of the property. Built in 1906, as the datestone on the gable end declares, it was once the carpenters' workshop for the Quidenham Estate. The 1980s saw a conversion in which the roof was lifted and the footprint extended to create the picturesque and perfectly placed property you see before you, knapped flint and brick with pretty leaded lights blending beautifully into the fairy-tale surroundings.

## Deceptively large interior

Entry is into a central hallway, lit by full-height glass panels to either side of the front door. Ahead, an open staircase rises majestically through the space on either side of which are wide openings with double doors. These, when open, offer a somewhat open-plan layout which enhances the sense of lateral space considerably. On your left is the L-shaped sitting room, the central feature of which is a full-height brick inglenook with traditional oak lintel and a smart cassette-style wood-burning stove set flush against the chimney back. And, with 1.6 acres well planted with trees, you're sure to be self-sufficient in wood. From the French doors, you'll look out – as through every window in the property – to apparently infinite gardens and parkland. Across the hallway, a second set of doors leads to a reception room which you might deploy in a variety of ways – a second sitting room or “snug”, a home business space (it's currently in use as a health practitioner's home clinic), or a perfectly sized formal dining room situated immediately adjacent to the kitchen behind. Another smaller study next to the sitting room offers a work-from-home space. In a wing projecting from the back of the building is the huge kitchen-diner. Composed of two rectangular room bisecting at the corners, this is a generous space indeed. The working end, at already over 240 square feet, is of a size that could easily accommodate a table and chairs or an additional island. Units currently run along two sides of the room and, though perhaps in need of a little updating, are fully functioning and abundant. Through a wide archway is the utility offering yet more space. The sheer size of these two rooms and the integrated utility make possible no end of new configurations when the time comes for an upgrade. It's a designer's dream.





# KEY FEATURES

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## Upstairs

The first-floor accommodation is surprisingly plentiful, namely five double bedrooms and four bathrooms. Rising in the middle of the building, the stairs bring you to the centre of an L-shaped landing. To your left, a group of rooms suggest a master suite of bedroom, dressing room and bathroom which might be created by the simple repositioning of a couple of doors. The other part of the landing connects a further three bedrooms and three bathrooms, two of which are en-suite. Some of these bathrooms, it must be admitted, need to be brought into the 21st century but the basics are all in place and ready for a facelift. A new high pressure water tank ensures good showers, and most bedrooms have air conditioning.

## Log Cabin Annexe

Completed a couple of years ago on the footings of a former stable block, the log cabin/annexe comprises a large up-to-date kitchen, a sitting room with a modern wood-burning stove, a double bedroom and en-suite bathroom. It also has a utility and a guest WC. Clad with wood inside, Swedish style, it's extremely cosy. Whether you let it out to holidaymakers, install relatives or live in it yourselves, you'll be glad of this very versatile and superbly appointed addition to the property.

## Outside

Nothing can truly compare with living on a proper country estate, hidden, as they always are, from sight, and offering unmatched tranquillity and seclusion. With 3600 of Norfolk countryside including 500 acres of mature woodland, it's easy to imagine Quidenham Estate as the exclusive getaway it once was when it hosted the likes of Edward VII on country weekends. Your nearest neighbours will be other former estate buildings now converted for domestic use. The 1.6 acres are broken up by mature hedging and trees but are otherwise laid to lawn. A southerly plot outside the sitting room has been enclosed with hedging to create a sheltered spot known as "The Secret Garden". The larger area on the other side of the hedge has been used annually for a large "family festival" with camping and marquees for 50+ guests. Whatever your horticultural ambitions, be they Good-Life style propagation and self-sufficiency or simply mowing and sitting back, you'll have more than enough space for them here.























The Log Cabin

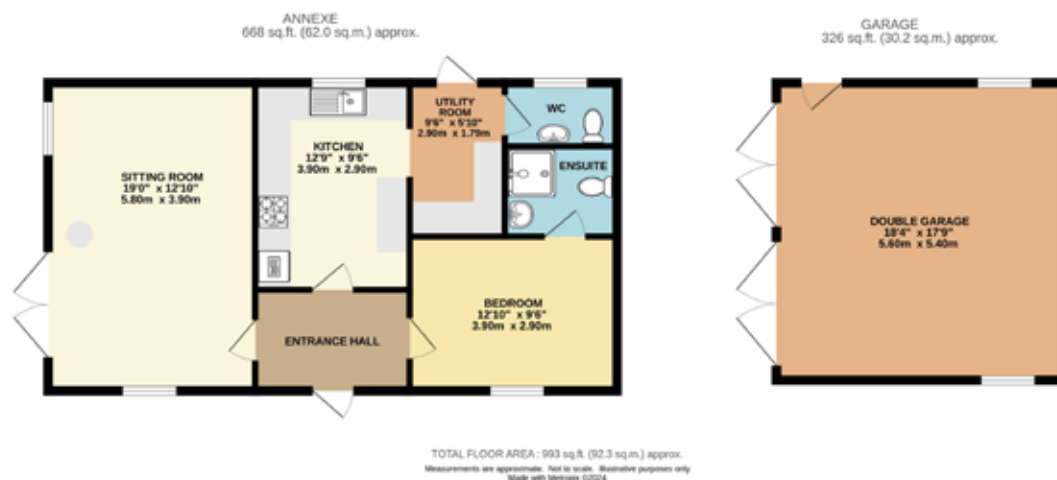








# INFORMATION



The Log Cabin/Annexe

## On the doorstep

Quidenham is one of several small villages clustered deep in this rural corner of Norfolk. You'll feel delightfully away from it all but within a few minutes you can be in the larger settlements of East Harling, Banham, Kenninghall and Old Buckenham, all offering a variety of pubs, shops and schools. The market town of Attleborough with supermarkets and an array of urban amenities is about ten minutes by car.

## Farther afield

Neighbouring Eccles, just three minutes away by car, has a station on the Breckland Line connecting Norwich and Cambridge. You can pick up the Norwich to London mainline at Diss, just ten miles away, and from there be in the capital in as little as one hour and 26 minutes.

**Directions** - Proceed from the market town of Diss along the A1066 in a westerly direction. Follow the road through the villages of Roydon and Bressingham. On entering the village of South Lopham take a right hand turn by The White Horse public house and follow the road in the village of North Lopham. Follow the road through the village and continue in the village of Kenninghall. At the T junction take a right hand turn and immediate left hand turn and follow the road in the village of Quidenham. Take a right hand turn onto The Moor and the property will be found on the left hand side set well back from the road behind electric gates.

**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... [///overhaul.cheering.minimums](https://overhaul.cheering.minimums)

## Services, District Council and Tenure

Oil Fired Central Heating (new boiler installed in 2020) with air conditioning in the Kitchen/Diner area of the main house.

The Cabin has underfloor heating to the Ensuite Shower Room, Kitchen and Utility room, Air Conditioning in the bedroom and a Wood burner in the Sitting Room.

Mains water and electric – Private Drainage

Broadband Available – Current Provider is BT - please check [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)

Mobile Phone Reception - varies depending on network provider Please see [www.ofcom.org.uk](http://www.ofcom.org.uk) - to check

Breckland District Council - Tax Band G Freehold

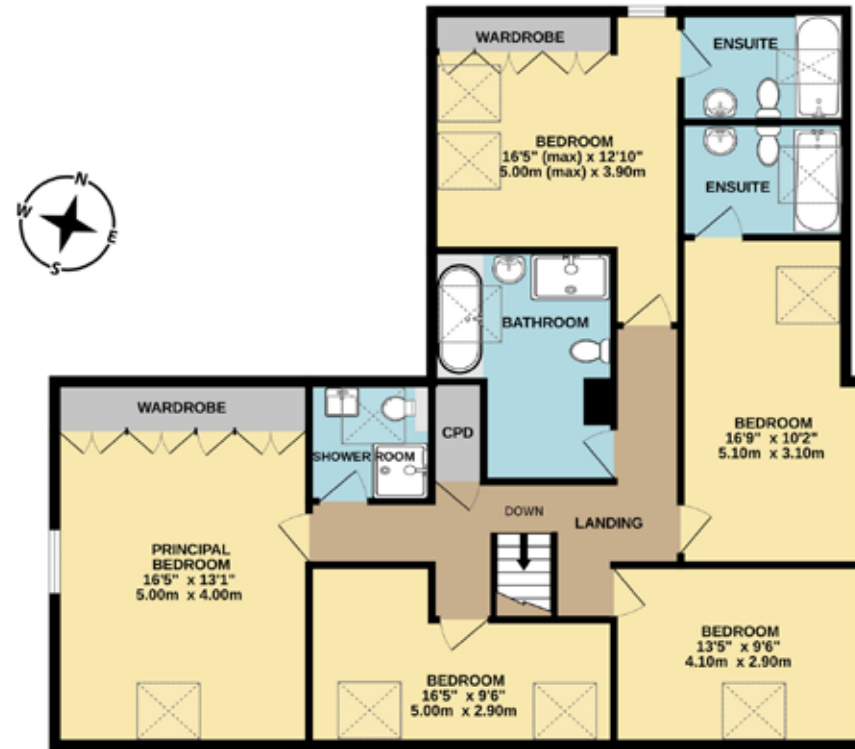
**Agents Note:** We are informed that the property is within a conservation area.

There is a restrictive covenant in place - the vendor is not allowed to remove any healthy trees without the permission of the estate - any unhealthy or diseased trees can be removed without permission.

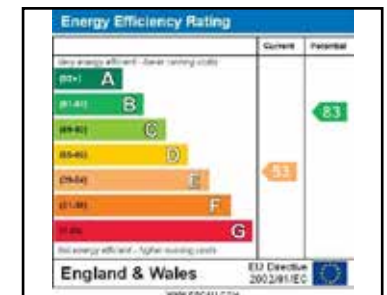
GROUND FLOOR  
1202 sq.ft. (111.7 sq.m.) approx.



1ST FLOOR  
1220 sq.ft. (113.3 sq.m.) approx.



TOTAL FLOOR AREA : 2422 sq.ft. (225.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



# FINE & COUNTRY

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THE FINE & COUNTRY  
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