



Finchams
Lower Stow Bedon | Attleborough | Norfolk | NR17 1EL

COUNTRYSIDE HEAVEN



This is a perfect home for those seeking countryside surroundings with equestrian facilities yet close to amenities. Offering 9 paddocks, a stable block and yard, potential for a manege, mature formal gardens and a generous 4-bedroom home, this property embraces country life but is not isolated and offers the “best” of both worlds.



KEY FEATURES

- Delightful Rural Setting
- Traditional, Well Presented Home
- Around 3.5 Acres (stms)
- Stunning Garden Room
- Sitting Room, Formal Dining Room and Useful Home Office
- Excellent Kitchen Breakfast Room and Utility/Cloakroom Room
- Four Generous Bedrooms
- Two Bathrooms
- Wonderful Equestrian Yard
- Six Stables Plus Hay Store, Tack Room, Store, Double Garage and Cart Lodge

The current owners had always yearned for a property with stables just outside the back door and this equestrian property fitted their needs completely. The location was ideal too with an easy commute to Stansted by road or by rail to Gatwick. They made their mark by adding a beautiful timber framed garden room, opening out the dining room to the kitchen and over the years have maintained the home well, replacing windows, upgrading the wood burners and installing solar panels and batteries. These improvements have really had an impact on running costs, so when the sun shines here that's when the work is done! Add all this to a heavenly proposition for horse lovers, with ménage facilities, competition dressage and horse jumping all available in the region – this place is an equestrian dream.

Step Inside

Step into a generous entrance hall with stairs straight ahead, along with a practical utility room, perfect for muddy paws and boots and offering a toilet – ideal when gardening, riding, or just playing in the grounds. A wonderfully cosy living room is found to your left with feature Inglenook fireplace hosting a wood burner and open threshold to the expansive kitchen/breakfast room. The ceiling here has been painted white to lighten the space beautifully and has the flexibility to enjoy a large breakfast table or perhaps add sofas too. The current owner waited years for a walk-in larder – and here it is, a real asset to any kitchen. The kitchen/breakfast room is semi open plan with the south facing dining room, again with Inglenook fireplace and wood burner and original beam – the character has been retained beautifully over the years of improvements, and the property feels so welcoming.





KEY FEATURES

The dining room has double doors to another reception room, currently used as a home office with a large pocket door to the west side of the garden. The kitchen also has a door to the tasteful oak framed garden room providing panoramic views of the gardens and stables, with doors either end, great for getting the air inside on those sizzling summer days.

Versatile And Economic

The home has a wonderful flow, and the current owners have worked hard to create a feeling of light and space and still retain character and charm by using natural materials like wood and stone, in what was once two 1700's cottages. The reception room off the dining room is a great space – west facing and perfect for the afternoon and evening light. This would make a great summer snug, music room, or even a playroom with the access to the gardens. The dining room could also be used as another sitting room, or a gym, or teens lounge as the breakfast area is generous and could house meals for a crowd easily. The kitchen/breakfast layout is ideal for families – having breakfast whilst packed lunches are prepared or doing homework whilst dinner is cooked. For those who enjoy entertaining the space works equally well allowing guests to chat to the chef with a glass of wine or even relax in the garden room.

The first floor could operate as two separate areas with the option for a door across the hall at the far end of the landing creating another principal suite by using the smaller bedroom as a dressing room – for multi-generational families this home would work well. The running costs have been considered too with solar panels, batteries and feed in tariff when the sun shines and wood burners to heat most of the ground floor during the cooler months – with few doors to separate rooms the warm air circulates well and saves on central heating costs.





KEY FEATURES

Exploring Upstairs

The staircase leads to the first floor and the principal bedroom, a beautiful room with large windows, lots of light and space and a wonderful original beam running through. The family bathroom is just across the hall with skylight and again an airy feel ambience to it – the current owners added the bath in this large space. Two other double bedrooms have skylights, and one is currently used as a delightful dressing room but could easily be a bedroom again or even a teens lounge/gaming room as required. The smaller bedroom is perfect for a nursery or a home office and has another bathroom next to it, cleverly designed with skilful use of the quirky raised step and picture rail. The generous central landing hosts a seating area with window overlooking the frontage, ideal to escape to with a good book or would equally suit a home office set up. For families and those who enjoy entertaining there is plenty of room for people to sleepover and to repurpose rooms allowing the house to adapt to your family's needs.

Step Outside

The property is approached by secure gating leading to a fabulous sized parking area offering plenty of space for friends and family to visit. The double garage and open cart lodge provide covered parking, a great asset in the heat of the summer or on a frosty morning and a log store sits next to the garage. Sixteen solar panels generating up to 4kw/hr, sit on the roof of the double garage, with 10kw batteries on the landing of the house helping to keep running costs down. The formal wraparound garden has an abundance of mature shrubs, and the current owners planted trees including, wild cherry, walnut, silver birch, and ash. For green fingered enthusiasts the fruit cage and greenhouse offer a chance to sample the good life and grow your own and the current owners have enjoyed the fruits of their labour including raspberries, blueberries, French beans, and courgettes grown in the veggie beds with tomatoes and cucumber in the greenhouse. 9 separate paddocks sitting pleasantly around a well-managed and pretty copse of trees, plus a holding area and potential for a menage make this an equestrians dream. The stable yard is surrounded by a U-shape block, currently configured to 5 stables, tack rooms, a feedstore and storage. There is so much space here to use, and the choice is yours as to what works best – the current owners use one stable to store all their outside furniture in winter!



















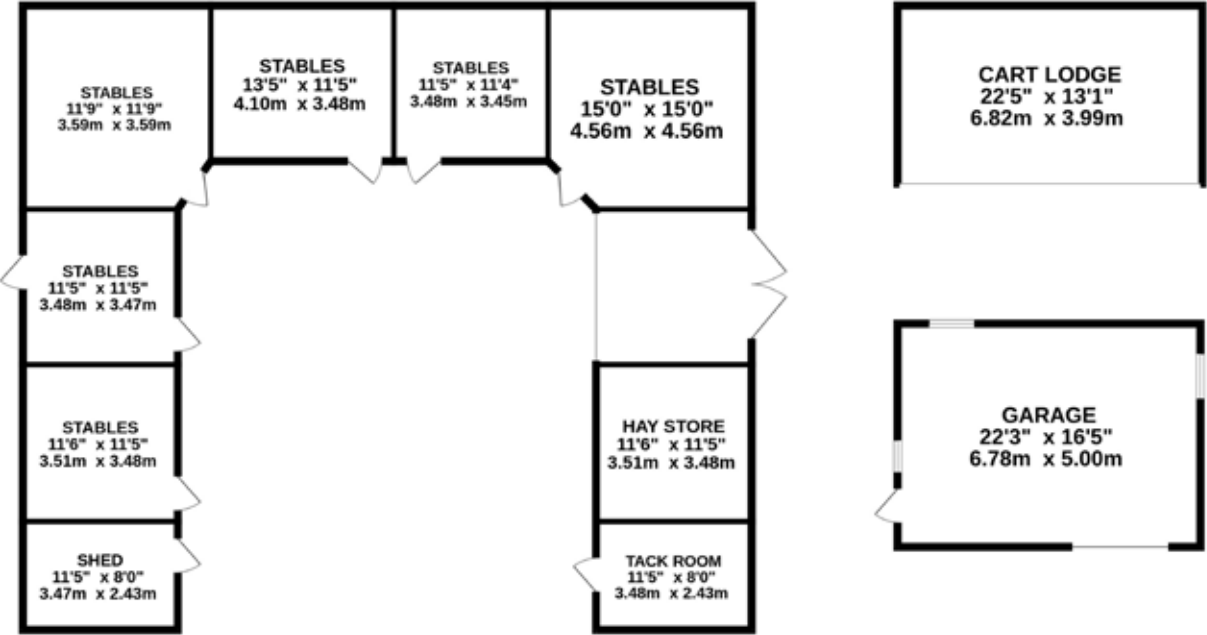








OUTBUILDINGS



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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INFORMATION



Agents Note

A gas pipeline runs underground across the paddocks to the east side of the property. There are restrictions in place for planting and building in this area, however this is no problem for a menage.

On The Doorstep

The village of Lower Stow Bedon is a charming, rural mid Norfolk village located between the bustling market towns of Attleborough and Watton. It boasts a pretty 14th-century church, traditional thatched cottages and a welcoming community. Six villages form the Wayland Parish and each offers different community involvement, whether village hall events, gardening groups, or the community shop and post office just two and a half miles away in Rockland, which is open 7 days a week.

How Far Is It To....

The market towns of Attleborough, Wymondham and Watton offer a variety of day-to-day shopping, supermarkets, post offices, chemists, leisure facilities and schooling from infant through to secondary level. Commuters will enjoy the good access to the A11 connecting to Cambridge, plus Attleborough offers a direct rail link to both Norwich and Cambridge, with connecting trains to London Liverpool Street, Kings Cross and Gatwick Airport. Racing enthusiasts have Snetterton track within easy reach, whilst nature lovers will enjoy the Pingo Trail, a wonderful eight mile walk through heathland and wetlands with a huge variety of wildlife and countryside to experience. Further afield is Thetford Forest, providing woodland walks and activity trails. For equestrians World Horse Welfare is close by, and the region offers dressage and show jumping competition opportunities.

Directions:

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... What 3 Words Location [///booklet.fists.purchaser](http://booklet.fists.purchaser)

Services, District Council and Tenure

Oil Fired Central Heating

Mains Electricity & Water

The property has solar panels which provide a feed in tariff and have batteries installed

Drainage – Septic Tank

Broadband Available – please check www.openreach.com/fibre-checker. Star Link is available in the area.

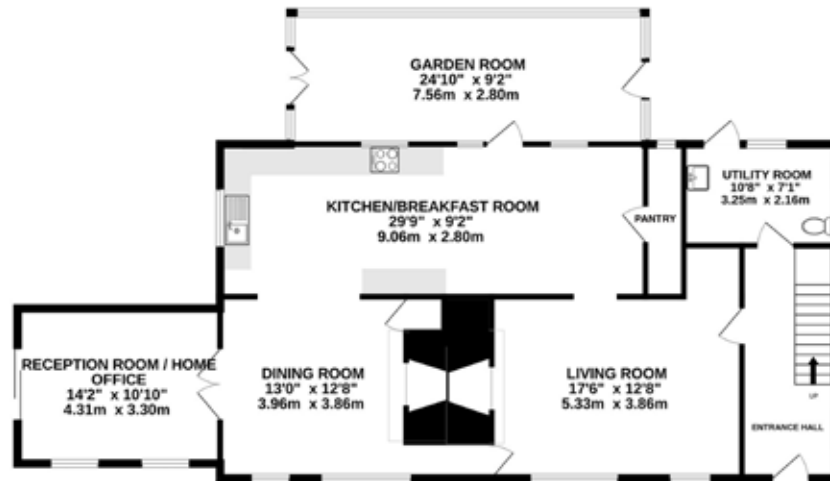
Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk to check

Breckland District Council – Band E

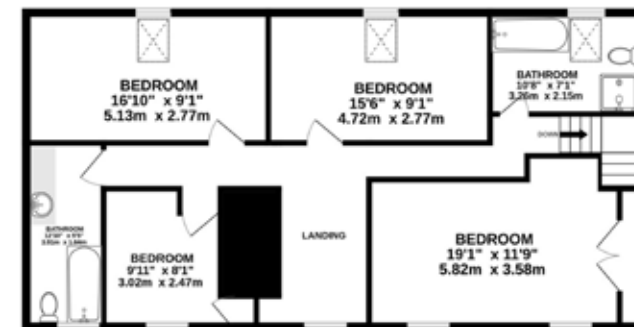
Tenure: Freehold

EPC - C

GROUND FLOOR
1314 sq.ft. (122.1 sq.m.) approx.

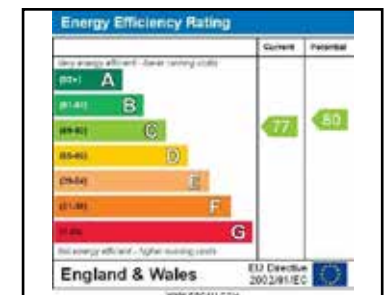


1ST FLOOR
916 sq.ft. (85.1 sq.m.) approx.



TOTAL FLOOR AREA : 2230 sq.ft. (207.1 sq.m.) approx.

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