



The Windmill
Wretham | Thetford | Norfolk | IP24 1QS

COUNTRY LIFE AT FULL GALLOP



With outstanding equestrian facilities and an iconic windmill at its heart, this three-bedroom property is ideal for buyers seeking rural seclusion, equine amenities, and architectural distinction, and has possibilities for additional accommodation. All this in easy reach of day-to-day amenities and with commuter links close by.



KEY FEATURES

- Wonderful Converted Windmill
- Circa 1850 Construction - Converted In Around 2000
- Three Bedrooms
- Interesting Accommodation
- Fabulous Equestrian Facilities
- Flood Lit Arena, American Barn - Around 10 Acres (stms)
- Five Loose Boxes - Including A Foaling Box
- Post and Rail Enclosed Paddocks
- A Rare Opportunity

Welcome to a totally unique and characterful residence set in the heart of the Norfolk countryside. Originally constructed around 1850 and sympathetically converted by the current owner, this exceptional home blends heritage charm with modern practicality, all set within approximately 10 acres of glorious grounds. This is a rare chance to own an iconic rural home with superb equestrian credentials.

Step Inside

You are greeted by a stunning stained-glass door and window specifically commissioned by the owners as a nod to the windmill's heritage. The front door leads to a spacious entrance hall with warm wooden flooring, ample space for coats and shoes, and a desk cleverly tucked under the stairs. The stairs are a character feature in themselves with metalwork created by the current owners, and oak stairs winding upwards to gallery. Straight ahead from the entrance hall is the "round room," a cosy sitting room, favoured in winter with wood burner blazing enveloping you within the heart of the windmill, yet still with plenty of light from the double height ceiling. To the left of the entrance hall is a large dining/sitting room with double doors to the lawn and here the double-sided wood burner warms this whole social area which has housed dinner parties for 18 -20 people! A door leads to an internal hallway, tiled with beautiful, curved brickwork guiding you along the hall. This hallway provides access to the kitchen where like moths to the flame the family always gathers around the AGA. A door leads to the utility room which has bespoke cabinetry, fitted storage curved and laundry facilities plus an external door – which is used as the main entrance to the home, so useful for muddy riding boots and wet paws. Next along the hallway is the family bathroom and then a beautifully proportioned ground floor bedroom with ensuite shower room and huge curved window overlooking the front of the property.

A Home With Heritage

So many features here have been created thoughtfully here, preserving the integrity of the structure yet with aesthetics in mind, from the curved outside walls mimicking the round windmill, the exposed brickwork in the upper floors to remind you of where you are and bespoke lighting sympathetically chosen to blend with the age of the building. Practicalities have not been forgotten either with underfloor heating throughout the ground floor, and solar panels with feed in tariff both helping towards the running costs and sustainability.





KEY FEATURES

Exploring Upstairs

The gorgeous staircase winds its way to a galleried balcony and a shower room, then upwards to a double bedroom designed so you can lie in bed and gaze out towards the fields and countryside beyond. Continuing upwards you find a sweet single room which could make an ideal home office with stunning views to get the creative juices flowing and finally stairs to the domed roof with walkaround observing platform enjoying fabulous extensive 360-degree views.

Step Outside

Entering the driveway through electric gates the image that greets you is just beautiful – a curved wall property mimicking the windmill that rises proudly from the midst. A large garage and separate workshop space, with power and water supply, is set close to the house and whilst great for hobbyists, could be converted into extra family accommodation or rental income subject to planning, or even be attached to the house. Just outside the sitting/dining room is a more formal lawned area with sweet summer house perfectly positioned for watching work in the menage or enjoying the peaceful surroundings. This section of the garden has hosted vintage motorbike rally after parties, and big birthday celebrations with ice cream vans and huge BBQs. The space is wonderfully separate from the equestrian areas and offers a secluded area to enjoy socialising with family and friends.

Beyond the house the estates grounds unfold with ease –purpose-built for equestrian enthusiasts, and it will make the hearts of horse lovers just gallop! The facilities include an American Barn with five loose boxes, a foaling box and other facilities including tack room, hay store, and wash bays; the clever design allows easy access to each horse making it easy to manage multiple animals and also creates a sociable and spacious environment. The tack areas are safe and secure with metal railing doors and lockable tack rooms. Also, within this wonderful approximately 10 acres site, is a floodlit arena for year-round training and post and rail enclosed paddocks, offering well-managed grazing and turnout space.

On The Doorstep

The village of Wretham, is set on the edge of Thetford Forest and boasts a fine church and an active village hall hosting regular events throughout the year, plus has a basketball court and children's play park. The house is situated close to Peddars way, the historic footpath across Norfolk that spans 46 miles from Holme-next-the Sea on the coast, to Knettishall Heath to the south, taking in everything from forestry, to heath, to open countryside, and is excellent for hacking.

























INFORMATION



How Far Is It To?

Wretham is conveniently located for quick access to the A11, with Thetford just four miles away offering a range of day-to-day facilities including a GP surgery, supermarkets, public houses, cafes, and schools for all ages. Watton is also nearby with Tesco and Lidl supermarkets. For commuters Thetford has a train station with access to Norwich and Cambridge, with connecting trains on to London. Just 10 minutes away is Thetford Forest with cycle and running trails, beautiful woodland walks and High Lodge centre with its Go Ape activity station a variety of play areas for children. Banham Zoo is easily accessible as is Banham Zoo is easily accessible as is Snetterton Circuit which runs track days, race days and driving experiences.

Directions

From Thetford, On entering the village of Wretham from the Thetford side continue along the Thetford Road (A1075) and The Windmill will be seen on the left-hand side.

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 [///scout.witty.free](http://scout.witty.free)

Services, District Council and Tenure

Oil Fired Central Heating /14 solar panels

Mains Electricity & Water

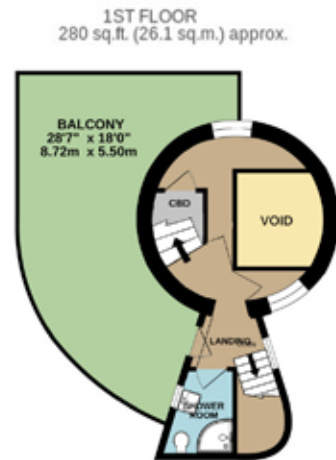
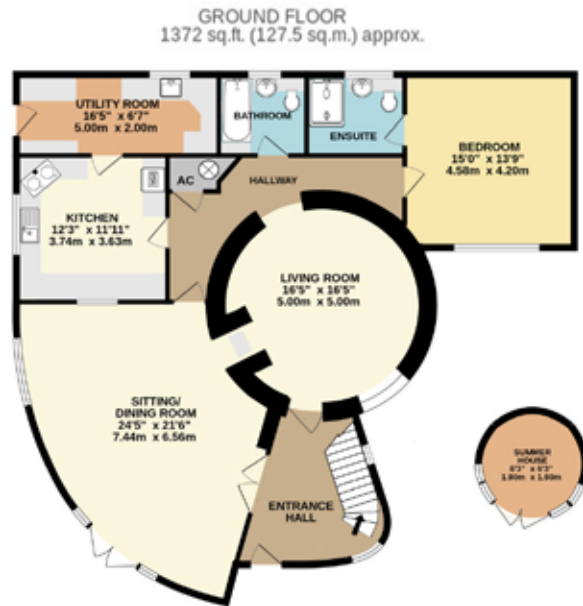
Drainage – Two Septic tanks (one for house, one for yard)

Broadband Available – Please check www.openreach.com/fibre-checker.

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

Breckland District Council – Band C

Tenure - Freehold



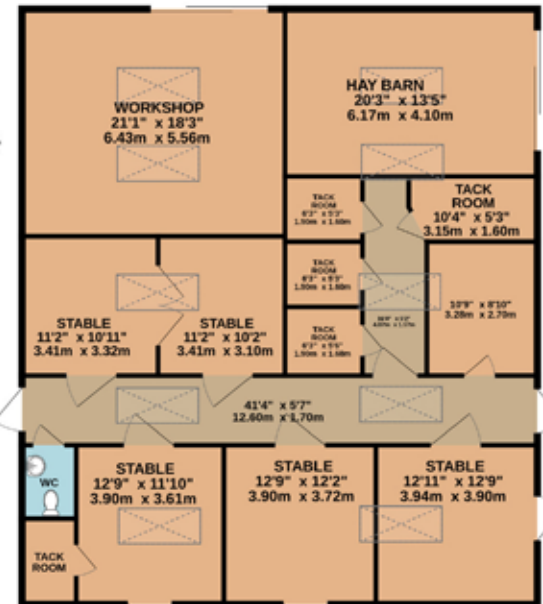
2ND FLOOR
129 sq.ft. (12.0 sq.m.) approx.



DOMED ROOF
118 sq.ft. (10.9 sq.m.) approx.

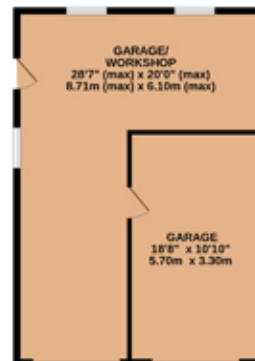


3RD FLOOR
119 sq.ft. (11.1 sq.m.) approx.

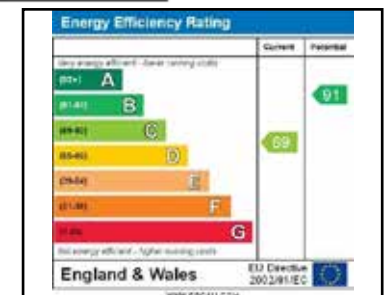


STABLES
2057 sq.ft. (191.1 sq.m.) approx.

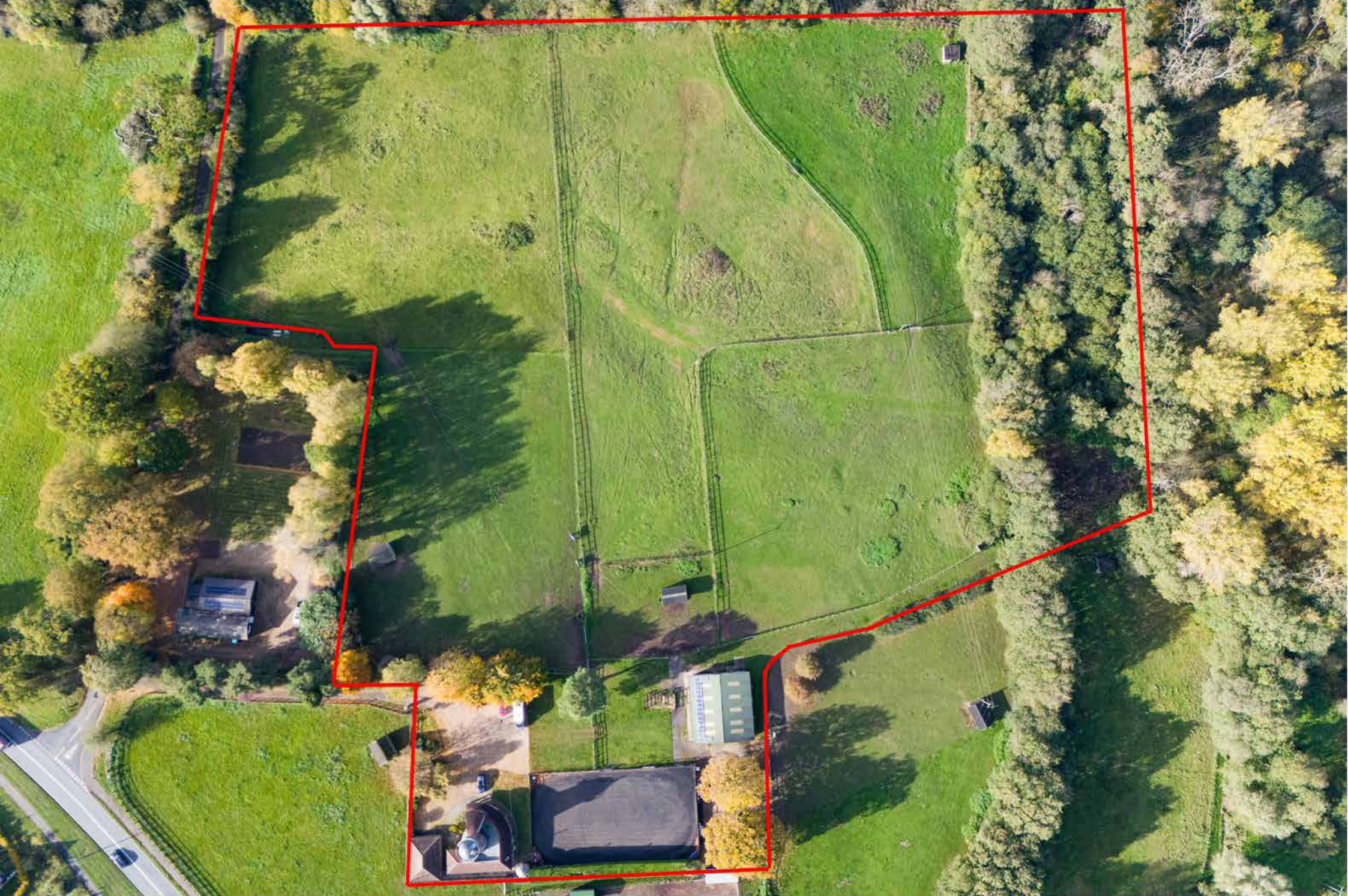
GARAGE BLOCK
572 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA (approx.)
Accommodation: 1696 sq.ft. (157.6 sq.m.) Excl. Balcony.
Garage/Outbuildings: 1851 sq.ft. (172.0 sq.m.)
Measurements are approximate. Not to scale. Illustrative purposes only.
Produced for Fine & Country Estate Agent



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.



This image is for illustrative purposes only to give the approximate location of the boundaries, buyers should satisfy themselves as to the boundaries when viewing the property.

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