



Keepers Cottage
West Harling | Norwich | Norfolk | NR16 2SE

A TRANQUIL FOREST RETREAT



Discreetly positioned on the edge of one of Norfolk's most beautiful forests, this exceptional 4-bedroom country home offers the rare combination of modern build quality, with approximately 5 acres of land (stms) in a secluded, idyllic setting yet with village amenities, road and rail commuter links just a few minutes away.



KEY FEATURES

- Spectacular Rural Setting
- Modern House Built in 2006
- Magnificent Grounds Extending to Approx. 5 Acres (stms)
- Four Comfortable Bedrooms + Huge Top Floor Study/Library
- Two En Suites + Family Bathroom
- Three Generous Reception Rooms
- Stables & Excellent Hacking on the Doorstep
- A Huge Collection of Mature Specimen Trees
- Double Garage
- Ground Source Heating | Solar Panels with Battery Storage

A Sense of Ease and Escape

Built in 2006 on the site of a former 1780's cottage, the current owners commissioned a complete rebuild to create the residence you see today. It blends high-spec contemporary living, with timeless countryside appeal and is ideal for buyers seeking peace, privacy, and space to breathe. The house also offers potential for multi-generational living, either within its walls by adding to the top floor, or converting the garage, and the grounds offer magical woodland with rolling pastures to explore, all helping to create a charming place to call home.

Step Inside

Designed for both comfortable family living and entertaining, the property features large reception rooms offering flexibility for living, dining, and relaxing. Stepping into the expansive entrance hall with practical tiled floor there is ample room to get the family through the door. Immediately to the right is the ground floor WC and cleverly tucked away, the dual aspect cosy study cum snug – perfect for a hideaway with a good book or hybrid working. To the left is the huge sitting room with cassette wood burner fireplace – a real feature and perfect for making yourself comfy on a chilly evening but with triple aspect windows providing an abundance of light pouring in on a bright sunny day and double doors leading to the large terrace outside. The dining room is just across the hallway with hard floor and traditional open fireplace – this and the surround were salvaged from the original cottage which dated back to the 1780's. The kitchen/breakfast room has superb cabinetry and a robust electric Rangemaster with induction hob – easy to feed a crowd in here and to chat whilst dinner is prepared. Although never used as such, the owners built an exquisite brick archway and hearth in readiness for a wood burner with external flue so this could easily be added if desired.





KEY FEATURES

Just off the kitchen is the conveniently placed utility room with external door and ground floor shower room – wonderful for rinsing off boots and paws after a day gardening or hiking.

Modern Efficiency In A Country Estate

Ground source heating ensures reliable and eco-conscious warmth throughout the seasons whilst solar panels with battery storage reduce energy bills and support sustainable living. With a wood burner and an open fire too, the opportunity for efficient running costs is obvious here. The modern sewage treatment plant (approx. 3 years old) provides low-maintenance convenience and peace of mind too. With these modern conveniences set within the beautiful woodland setting, the merging of ancient and modern is superb.

Exploring Upstairs

The beautiful ash staircase leads to a balconied landing and to four spacious bedrooms, two of which have ensuite bathrooms and a further two sharing the luxurious family bathroom. Here everyone is afforded privacy and space when guests stay over and with busy family life there is no queueing for the bathroom in the morning! The principal bedroom has its own tasteful ensuite and a dressing room, feeling rather like a separate wing altogether. A second staircase leads to two further remarkable top-floor study/library rooms, flooded with natural light – perfect as a home office, studio, or as further bedrooms. With plumbing easy to route, this could make a separate living floor with lounge, bedroom, and bathroom space.

Step Outside

This unspoilt pocket of rural beauty is approached by a stunning flint walled gateway and along a 500m driveway, and sits amidst a stunning array of specimen trees, landscaped gardens, glades, greenery, and gently sloping paddocks – all enclosed by fencing within the property's approx. five-acre plot (stms). The mature planting offers year-round interest, colour, and privacy, while the recently re-roofed stables and other outbuildings are a dream for equestrian buyers or those looking to enjoy rural hobbies.





KEY FEATURES

The triple garage and workshop whilst complimenting the home, would also provide opportunity for self-contained accommodation for guests, family or possibly as a revenue stream too. Whether enjoying alfresco dining on the terrace or the sheltered walled garden created by the current owner, with attractive planting you have plenty of choice on where to enjoy the serenity, although you have to get up early to beat the squirrels to gather almonds, hazelnuts, figs, plum, cherry and apples. The unusual Game Room still stands, re-roofed in recent years to preserve it and is reputed to be one of only six remaining in the county – in years gone by the game keeper would hang the game here until ready to take to “the big house.” Nowadays it could make a pretty summer house, children’s playhouse or just a useful storage space. The double avenue of trees with a view of the handsome house at the end sums up this wonderful piece of country estate living.

On The Doorstep

West Harling is a charming Breckland village nestled in middle of Norfolk where residents enjoy a sense of tranquillity, making it an ideal destination for outdoor activities such as hiking, cycling, and birdwatching along beautiful woodland trails. With its strong sense of community, you have day to day amenities just 1.5 miles away in East Harling including a primary school, butcher, baker, doctors’ surgery, Co-op supermarket, a village hall, local pub, and a parish church.

































INFORMATION



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How Far Is It To...

West Harling offers easy access to Thetford Forest Park, a vast woodland area ideal for walking and cycling. The village has easy connectivity for commuters with the main A11 road not too far away making Norwich, Cambridge, and London accessible. Additionally, just 7 miles away Thetford offers essential day to day services and schooling along with a railway station providing regular rail links to London and beyond. Attleborough also offers all you would expect from a bustling market town along with a train station for rail links.

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 [///shapes.buggy.react](http://shapes.buggy.react)

Services, District Council and Tenure

Ground Source Central Heating

Mains Electricity & Water

Drainage – Private Treatment Plant

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 G– Freehold

Agents Note

Restrictive Covenant: No Bonfires Within the Boundary

The Forestry Commission owns the driveway, and although they are responsible for maintenance, the local residents coordinate its upkeep.

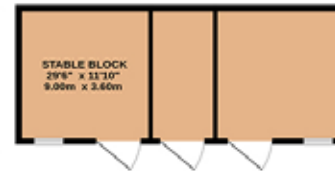
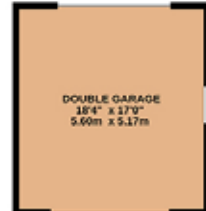
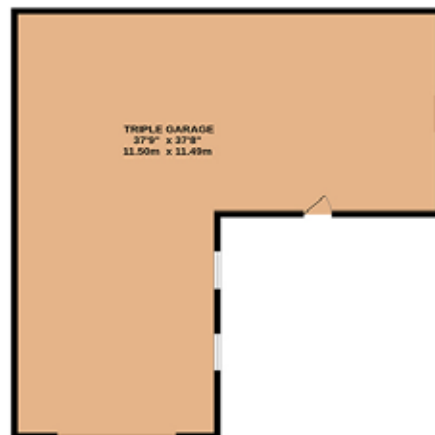
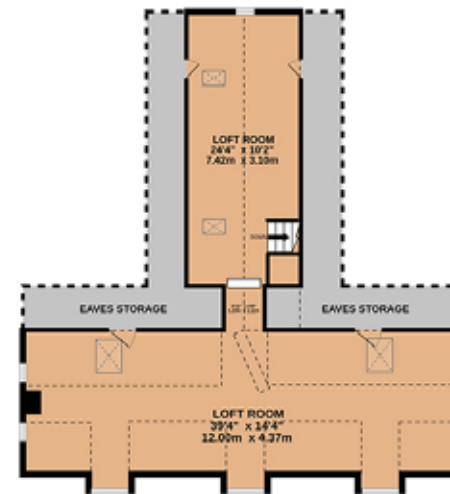
GROUND FLOOR
1228 sq.ft. (114.0 sq.m.) approx.



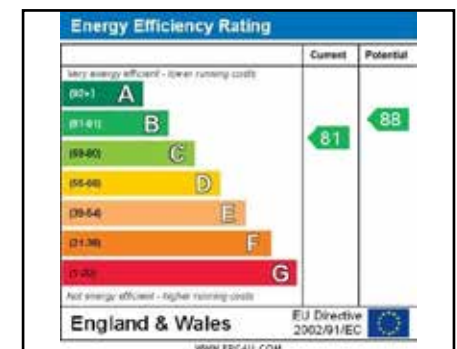
1ST FLOOR
1228 sq.ft. (114.0 sq.m.) approx.



2ND FLOOR
1093 sq.ft. (101.5 sq.m.) approx.



TOTAL FLOOR AREA (approx.)
Accommodation: 3549 sq.ft (329.7 sq.m) - Garage/Outbuildings: 2028 sq.ft (188.4 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.



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

