



Moles Green  
Methwold Hythe | Thetford | Norfolk | IP26 4QR



# AMAZING SPACES



Welcome to this beautifully maintained, substantial four-bedroom, three reception room family residence set within idyllic and expansive grounds offering superb natural light, versatile space, and no onward chain.







# KEY FEATURES

- Substantial Detached Home
- Wonderful Grounds of Around 1.67 Acres With Orchard
- Light and Airy Accommodation
- Four Bedrooms – One Down and Three Up
- Two Ensuites and Family Bathroom
- Formal Dining Room and Sunroom
- Refitted Kitchen, Utility Room, and Boot Room
- Double Garage and Plenty of Off-Road Parking
- No Onward Chain

This elegant home offers refined living in a peaceful rural setting. Beautifully maintained, presenting a superb blend of classic charm and modern comfort and enjoying light-filled, airy accommodation the property offers impressive versatility whether looking for a family home, a country bolt hole, or a peaceful retirement.

## Step Inside

Greeted by a pretty porch, perfect for slipping off country footwear, you step into a bright entrance hall with coat cupboard and a cloakroom adjacent. To the left you find the stairs to the first floor and the hall opens out taking you to the kitchen. In 2022 the kitchen was refitted and features a striking green AGA, complemented by a traditional electric range along with a newly configured layout with the former kitchen-to-dining serving hatch removed and replaced by an elegant pedestrian arch through to the dining room, creating improved flow and versatility of use. The original kitchen window has been upgraded to French doors which open to the large veranda, fantastic in summer for easy alfresco entertaining. Just off the kitchen the rear lobby leads to the utility room, the boot room with two external doors and the garage. The kitchen archway welcomes you to an expansive dining room with a gorgeous bay window overlooking the rear gardens and beckons guests to linger after the meal, sitting by the wood burner for cosy conversation. Coming back to the entrance hall you find the spacious, triple aspect sitting room full of natural light and offering three different views of the grounds. A handsome wood burner kicks out the heat for the cooler evenings, a special place to relax with all the family after dinner. The sitting room leads to the south-west-facing sunroom, a wonderful spot to capture the evening sun and offering a serene view of the garden apple, cherry, and walnut trees. When the sun shines the doors to the lounge are kept open and the warmth fills the whole of the that end of the house. The cellar has been converted to a gym complete with cushioned flooring and forced venting to ensure fresh air – this home really does have it all!

## Your Home – Your Way

This house has been able to change like a chameleon to fit the needs of the owners. When home alone, the kitchen Aga provides a cosy retreat heating the kitchen and dining room, the main bedroom and ensuite, making it an economic home to keep cosy.







# KEY FEATURES

When hosting a crowd or when unexpected visitors arrive, the house has plenty of room for people to spill out into the reception rooms, space for people to sleepover and a huge garden to entertain in. The 5x4m veranda outside the kitchen has been used in all weathers, easily seating 10 people and with the dining room so close, if a storm breaks, people decamp inside. For families with young children the dining room could easily become a playroom, and doors can be closed to the hallways to contain them. The placement of the garage beside the utility room makes it highly suitable for conversion into annexe accommodation if desired, repurposing the WC to a shower room, the utility to a kitchen and the garage to a lounge and bedroom.

## Sleeping Soundly

The four bedrooms are arranged for practicality and privacy—one on the ground floor with its own ensuite and TV point, makes it perfect for welcoming guests that need accessibility and is large enough for a small kitchenette if needed. The three bedrooms upstairs are generously proportioned all with built in wardrobes making a move here even easier. The family bathroom is equally large with ample space for bathing children. A study sits tucked away off the landing offering a quiet space away for the social hub of the home, ideal for homeworking. The enormous walk-in storeroom upstairs, excellent for seasonal storage, would also serve as a fifth bedroom if required.

## Step Outside

Sitting in approximately 1.67 acres of beautifully maintained land including a productive orchard, the home is approached by a 50metre sweeping in and out driveway, large enough to accommodate multiple vehicles and boasts a double garage with electric doors, attached to the house, complete with its own WC with potential to converted to a wet room/shower room and an integral door. The entire property is completely enclosed behind secure electric gates with a camera intercom, so is a very safe space to let two and four legged little ones run free. The pedestrian access is a quintessentially English, pretty garden path, flanked by traditional low hedging. With lawns that just stretch away, majestic mature trees, and well-established borders you won't be surprised to learn that the plants and trees here have been providing samples verified by Kew Gardens over the years! This is a beautiful garden to relax in, whether on the east facing veranda for early morning coffee or sheltered alfresco dining, or finding shade under one of the specimen trees down the garden. Cleverly, the owners have placed removable fencing between the veranda and the BBQ/Firepit area – ideal for protecting little ones and then removing for more adult soirees. For those who yearn for “the good life,” the potting shed, extended greenhouse with grapevine, log store and two further outbuildings await offering superb growing facilities. With raspberry canes just outside the back door, garden with three fruit trees plus walnut, hazelnut and horse chestnut and then the main orchard with apple, pear, plum, quince and cherry trees, the grounds provide fruits for the whole village, never mind the multitude of birdlife, and wildlife including Roe and Muntjac deer!







































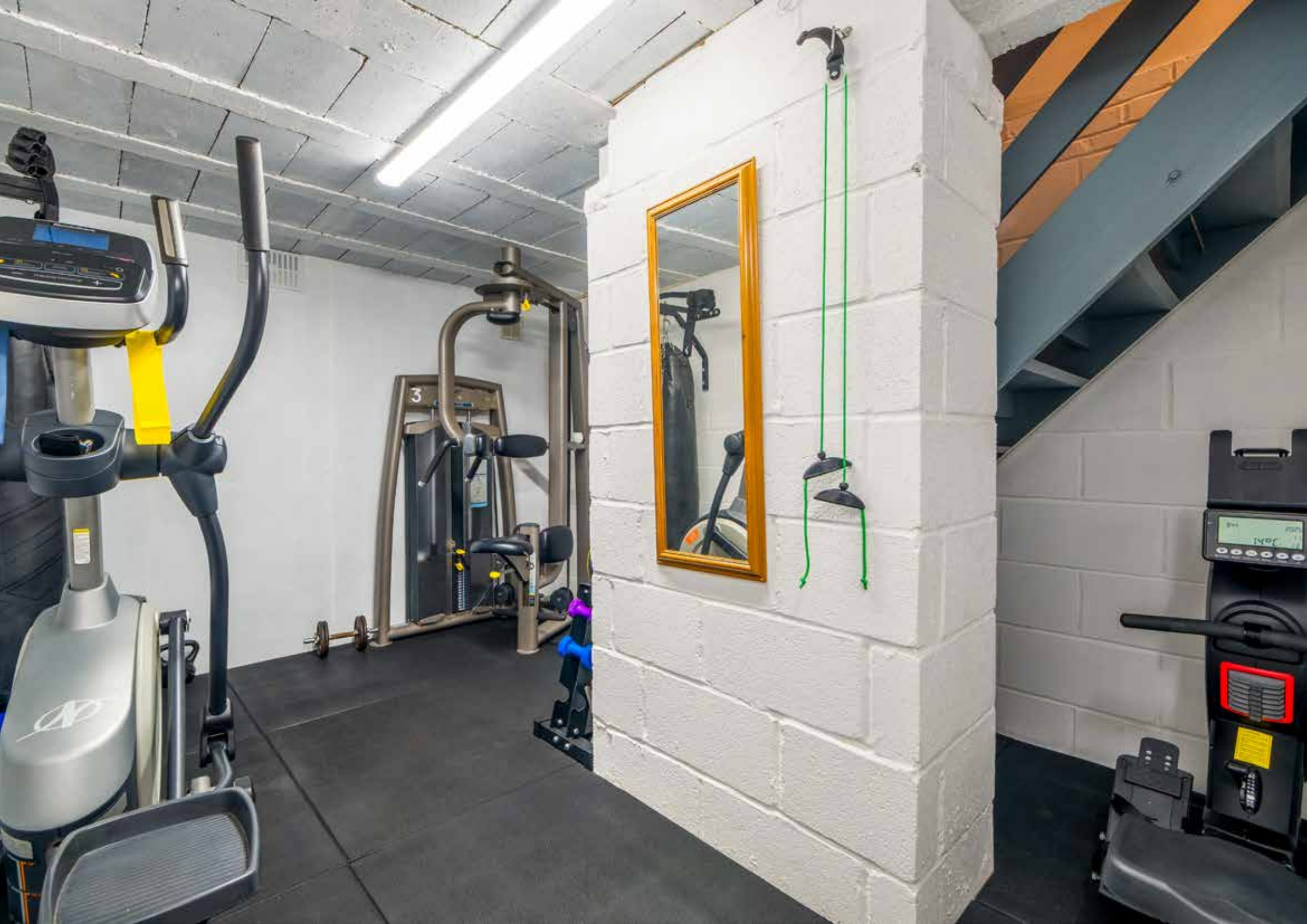


































# INFORMATION

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## On the Doorstep

Methwold Hythe has a strong sense of community, running local events and festivals throughout the year. These include the August Methwold Show, featuring agricultural displays and competitions. Amenities also include the post office and church and takeaway restaurants. For socialising, friendly local pubs include The George, The Green Man pub and restaurant and The Wellington which runs events including wine tasting and cheese evenings. Both primary and secondary education are available in Methwold Village.

## How Far Is It To?

Nearby Feltwell offers GP practices and vets along with day-to-day amenities including a general store, takeaway eateries, and post office. London commuting is accessible from Ely, Brandon or Thetford plus Norwich International Airport is 40 minutes' drive. For beach lovers, a short drive takes you to the seaside town of Hunstanton and a little further afield, the beautiful North Norfolk coast.

## Directions:

The property is located towards the end of Old Severalls Road, Methwold Hythe on the right-hand side set well back from the road.

## 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 ///tinned.flask.incorrect

## Services, District Council and Tenure

Oil Fired Central Heating

Mains Electricity & Water

Drainage – Septic tank

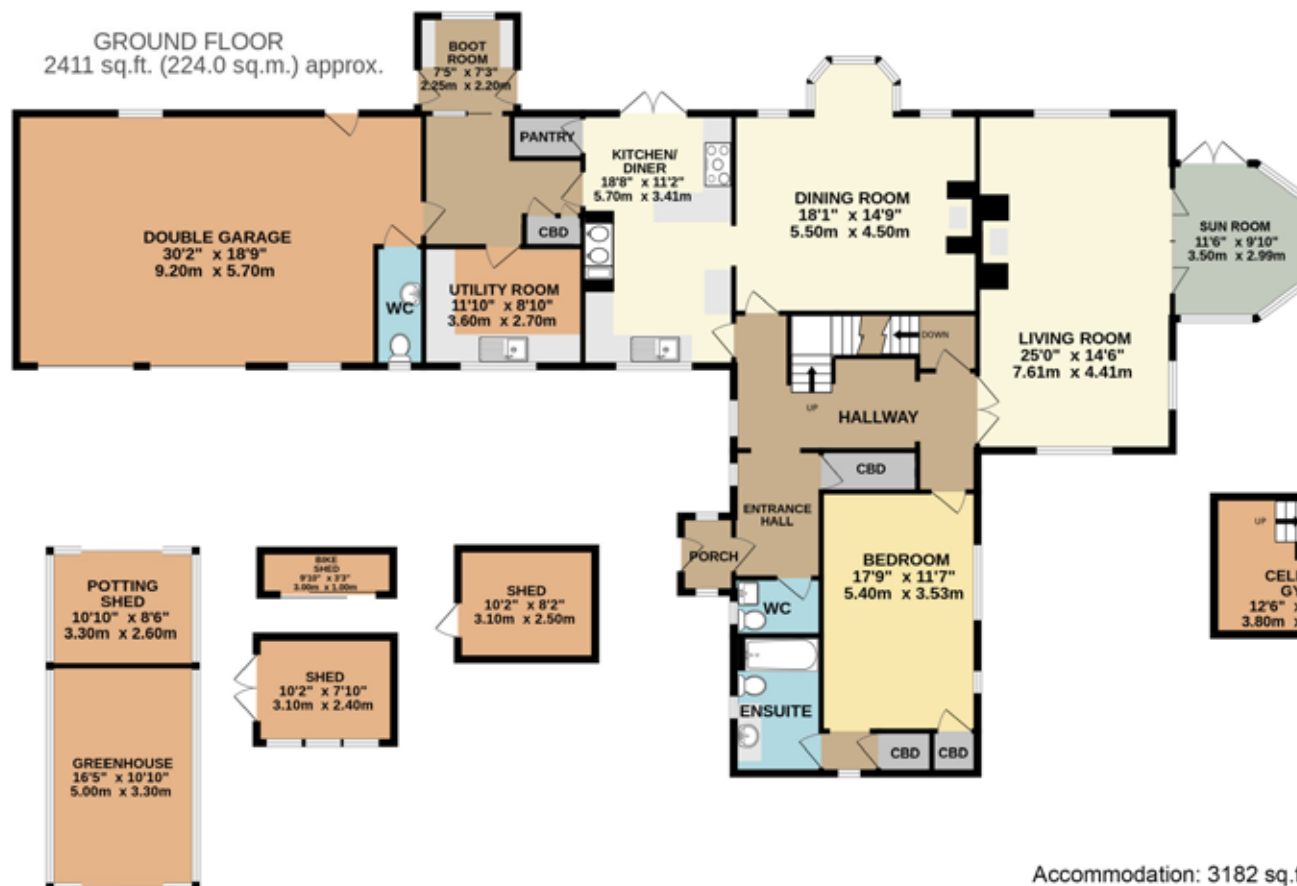
Broadband Available – Please check [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker).

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

Kings Lynn and West Norfolk Council – Band F– Freehold

**Agents Note:** An overage agreement applies (3 years remaining of the original 15). This prevents construction of a separate dwelling on the land and carries a 40% uplift. A covenant exists on neighbouring land restricting development that may impair the rear views. This benefits the property indirectly.





### TOTAL FLOOR AREA (approx.)

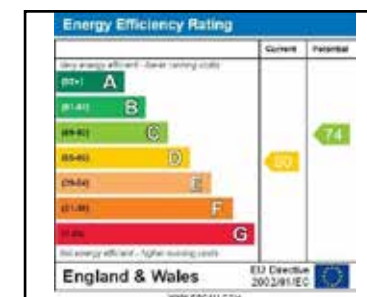
Accommodation: 3182 sq.ft (295.6 sq.m) - Garage/Outbuildings: 466 sq.ft (43.3 sq.m)

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.









# FINE & COUNTRY

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