



Fairstead Lane, Tasburgh - NR15 1NW



Fairstead Lane

Tasburgh, Norwich

A RARE OPPORTUNITY to acquire a SUBSTANTIAL GRADE II LISTED COUNTRY HOME with a FULLY SELF-CONTAINED TWO BEDROOM COTTAGE ANNEXE, offering an impressive 3443 Sq. ft. (stms) of residential accommodation, complemented by OVER 4238 Sq.ft (stms) OF OUTBUILDINGS AND BARNs - with conversion potential (stp). Stepping inside, you are greeted by a welcoming entrance hall that flows effortlessly into a SPECTACULAR 26' OPEN PLAN KITCHEN/LIVING SPACE, complete with a striking INGLENOOK FIREPLACE and an adjoining study area - ideal for home working or reading. The 17' SITTING ROOM provides a tranquil retreat, while the 48' GARDEN ROOM delivers PANORAMIC VIEWS across the grounds, creating a seamless connection between indoor and outdoor living. The main house boasts UP TO FIVE BEDROOMS, offering exceptional flexibility for family life or guest accommodation, with period features, generous proportions, and an abundance of natural light throughout. The adjoining COTTAGE ANNEXE is fully self-contained, presenting TWO further BEDROOMS, a kitchen, and living area - perfect for multi-generational living, guests, or potential RENTAL INCOME. This unique residence combines timeless character with practical modernity, offering both privacy and versatility in a truly exclusive setting.



THE GREAT OUTDOORS is equally impressive, with the property occupying a REMARKABLE 7.07 ACRE ISLAND PLOT (stms), bordered by roads on all sides for enhanced privacy and accessibility. The main residence is surrounded by PRIVATE GARDENS, featuring EXPANSIVE LAWNS that wrap around to the side of the cottage annexe, mature fruit trees, and beautifully planted borders. A timber post and rail fence encloses a WORKING GARDEN and productive vegetable plots, running adjacent to the extensive outbuildings. The large GRADE II LISTED BARN impresses with VAULTED CEILINGS and open storage, while additional open-sided storage buildings provide further scope for cultivation or development.

- Substantial Grade II Listed Country Home & Annexe with Extensive Outbuildings
- Approx. 7.07 Acre Island Plot (stms) Siding onto the A140
- Approx. 3443 Sq. ft of Residential Accommodation (stms)
- Over 4238 Sq. ft (stms) of Outbuildings & Barns with Conversion Potential (stp)
- 26' Open Plan Kitchen/Living Space with an Inglenook Fireplace & Study
- 17' Sitting Room & 48' Garden Room with Panoramic Views
- Up to Five Bedrooms in the Main House
- Fully Self Contained Two Bedroom Adjoining Cottage Annexe

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E



Tasburgh is situated approximately eight miles south of Norwich, and two miles north of Long Stratton. Forming the original part of Tasburgh with numerous period properties, Tasburgh offers Junior Schooling, Public House and regular bus services to Norwich, Long Stratton and Diss. Long Stratton offers a wealth of amenities, including further Schooling and High School, and various shops and eateries.

SETTING THE SCENE

Screened behind high-level mature planting, a sweeping shingle driveway leads to a large turning space and parking area providing access to the various storage buildings, gated courtyard, and main property.

THE GRAND TOUR

Heading inside, the front door takes you to a welcoming hall entrance with herringbone-style brick flooring, and a range of exposed timber beams. A door leads off to the formal sitting room, offering dual aspect views to front and rear, with a grand feature brick-built inglenook fireplace and inset cast iron wood burner creating a focal point to the room. Wood flooring underfoot continues the characterful theme, with a door concealing the stairs to the first floor landing, and double doors opening up to the full-width garden room. From the hall entrance, the open-plan kitchen and living space can be found, with a further brick-built fireplace creating a focal point to the room with an inset cast iron wood burner and parment tiled hearth. Tiled flooring flows through the space with ample room for soft furnishings and a dining table, whilst the kitchen itself offers a range of bespoke solid wood units with tiled work surfaces and an inset sink unit. Integrated appliances include a built-in eye-level electric double oven and inset electric ceramic hob, with space provided for a fridge freezer. Spiral stairs rise to the first floor, with the oil-fired central heating boiler sitting to one side, and a further door to the garden room spanning the width of the property. The garden room enjoys fantastic views across the lawns with a door leading out and tiled flooring underfoot, with ample space for soft furnishings and dining. An incredible grapevine is growing within the room, enjoying the south-facing aspect. From the kitchen/living room, a study area can be found with exposed timber beams and rear-facing window.

Heading upstairs, the landing runs across the front of the property with exposed timber beams to the walls and ceiling and front-facing windows offering excellent natural light and views across the front of the property. The first of the bedrooms offers garden views to the rear and exposed timber beams, whilst being finished with fitted carpet. The adjacent principal bedroom is finished in a similar style, with a walk-in wardrobe sitting to one side and further garden views. At the far end of the landing, the spiral stairs can be found leading to the kitchen with a built-in storage cupboard, separate W.C and family bathroom. Finished with a four-piece suite, the bathroom includes a Jacuzzi-style bath, feature vanity unit providing storage and hand wash basin, and a corner shower cubicle with a multi-jet shower and tiled splash-backs.

Stairs rise to the top floor, which provides three interlinking rooms with stairs at either end, providing potential as bedroom accommodation, with the middle room including a built-in storage cupboard.

The annexe offers independent access with a door leading into the kitchen/ dining room, finished with an L-shaped arrangement of wall and base level units including integrated cooking appliances with a inset electric ceramic hob and built-in electric oven, with an extractor fan above. Space is provided for general white goods including a fridge freezer and dishwasher, with dual aspect views to front and side, and ample space for a dining table. The inner hallway offers a further side access and stairs to the first floor, with the sitting room leading off, enjoying a feature exposed brick fireplace and inset cast iron wood burner, with triple aspect garden views and double doors leading out to the lawns beyond.

Heading upstairs, the carpeted landing includes a side-facing window and built-in storage cupboard, with doors leading off to the two bedrooms - both finished with fitted carpet and garden views, with the rear-facing bedroom including triple aspects and a built-in double wardrobe. Completing the property, the family bathroom includes a three-piece suite with a Jacuzzi-style bath, tiled splash-backs and flooring.

FIND US

Postcode : NR15 1NW

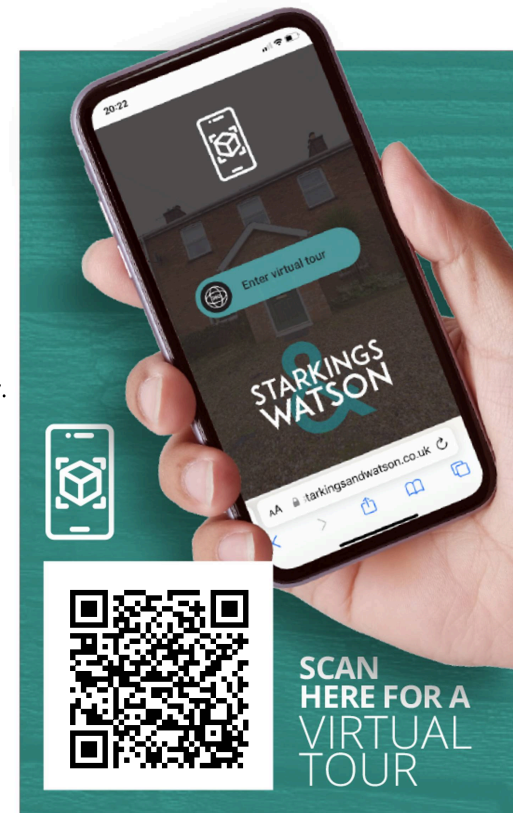
What3Words : ///landowner.boil.closer

VIRTUAL TOUR

View our virtual tour for a full 360 degree view of the interior of the property.

AGENTS NOTES

The main house is Grade II Listed along with the barn to the immediate East of the property. The Listed Building status is noted under the property's historic name of Tramp's Hall. Please note that the small Massey Ferguson tractor can be sold with the property.



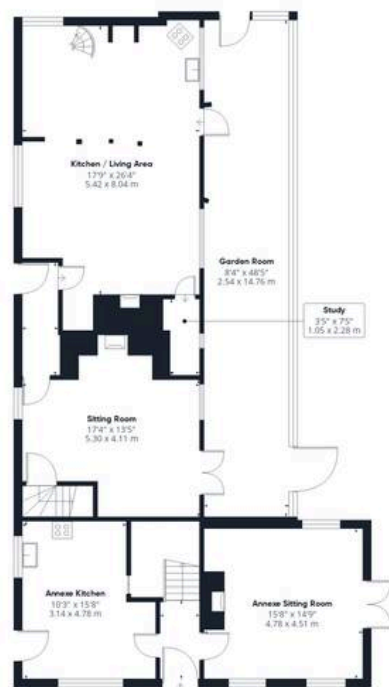




THE GREAT OUTDOORS

The property occupies a 7.07 acre plot (stms), with roads to all sides, forming a private island style plot. The property itself enjoys private gardens, whilst the outbuildings run to one side, and the remaining land being split in to three separate sections along with a woodland area. The main rear garden offers a range of lawned area which wrap around to the side of the cottage annexe, including various fruit trees and planted borders. Timber post and rail fencing encloses a working garden and vegetable plots, running along side the various outbuildings. From the front driveway a timber five bar gate opens up to a yard area, with potential stables and access to the various barns. Some of the barn buildings include double doors for vehicular access, whilst the large Grade II Listed barn includes vaulted ceilings and open storage. The remaining land includes open sided storage buildings and huge potential to cultivate the space. There is plenty of land to ride your own horse and has potential to develop inside and outside schooling areas. Ample stable space for multiple horses.





Ground Floor Building 1



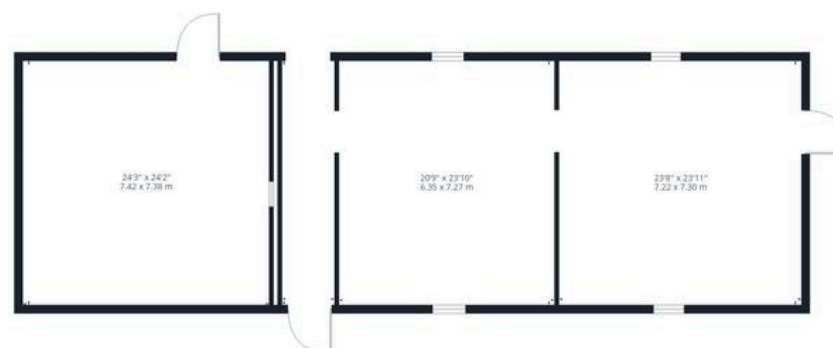
Floor 1 Building 1



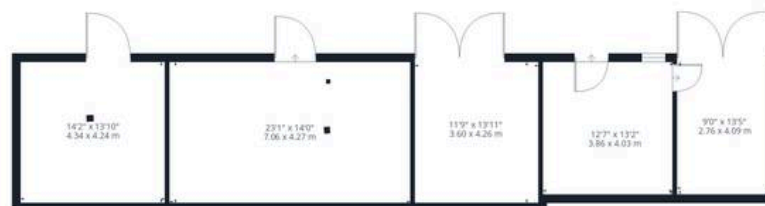
Floor 2 Building 1



Ground Floor Building 2



Ground Floor Building 3



Ground Floor Building 4

Approximate total area⁽¹⁾

7681 ft²

713.2 m²

Reduced headroom

274 ft²

25.5 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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