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Gibraltar Farm

Fundenhall, NR16

"Gibraltar Farm is a rare opportunity to acquire a beautiful period farmhouse set within substantial grounds in a peaceful south Norfolk setting."



GIBRALTAR
FARM



Gibraltar Farm is an exceptional Grade II listed farmhouse that has been thoughtfully enhanced during the current ownership to create a home of remarkable character, scale and versatility. Set within approximately 9.1 acres of private grounds in the south Norfolk countryside, the property combines period charm with flexible living spaces perfectly suited to modern family life.

A truly impressive double height reception hall forms the heart of the home and provides a memorable first impression. Rich with exposed timbers and centred around a fireplace, this remarkable space has served as both an atmospheric dining hall and a relaxed sitting area, offering a welcoming focal point for gatherings with family and friends.

The ground floor continues to deliver beautifully balanced accommodation. A generous dining room with a feature fireplace and inset wood burner provides an elegant setting for entertaining, while the sitting room offers a comfortable retreat with its own fireplace and wood burner. The kitchen and breakfast room is fitted with a range of wall and base units beneath granite worktops and includes a built in dining table that encourages relaxed everyday living. A playroom provides an excellent family space and could equally function as a home office, while a separate utility room and cloakroom add practical convenience.

Upstairs, the first floor introduces a further sitting room that the current owners have transformed into a cinema room. Complete with wood burning stove and characterful beams, this inviting space offers an ideal retreat for teenagers or a secondary living area for the household.

The principal bedroom suite is well appointed and includes a walk in dressing room together with a four piece en suite bathroom that can also be accessed from the landing. Two

additional bedrooms are positioned on this floor alongside a second en suite shower room.

The second floor offers two further bedrooms and a family bathroom. One of these rooms is accessed via a first floor bedroom, creating an ideal arrangement for a teenager seeking additional privacy or space.

Outside, the property is approached via electronic gates which open to a sweeping gravel driveway and extensive parking area for numerous vehicles. The grounds are a true highlight, centred around a striking lake that creates both a peaceful setting and a haven for wildlife.

A covered outdoor entertaining area has been created beside the water, allowing the current owners to host gatherings and summer events while enjoying uninterrupted views across the lake.

The formal gardens are predominantly laid to lawn, while the wider grounds are arranged as paddocks that could lend themselves to a variety of uses, including equestrian interests.

A detached studio, converted from former outbuildings, provides an impressive additional space that is ideal for working from home or accommodating guests. This versatile building includes a kitchen, shower room, games room and office space and could offer potential for multi generational living, subject to the appropriate permissions.

A separate barn offers secure storage for garden equipment or machinery, and could equally be adapted as a home gym hobby space or further accommodation (stpp).











Families

Gibraltar Farm offers an exceptional environment for family life, with its generous accommodation and expansive outdoor grounds creating space for every generation to enjoy. The flexible internal layout allows for multiple living areas, ideal for busy households where both shared and private spaces are valued.

The nearby market town of Wymondham offers excellent schooling options including the highly regarded Wymondham High School and Wymondham College, both of which attract families from across the region.

With the surrounding countryside providing endless opportunities for outdoor activities and exploration, the property offers a lifestyle that balances rural tranquillity with practical access to education, amenities and transport links.

Location

Fundenhall is a small and attractive village situated within the south Norfolk countryside, offering a peaceful rural setting while remaining well connected to nearby towns and the city of Norwich.

The popular market town of Wymondham lies approximately four miles to the west and provides a wide range of everyday amenities including a Waitrose supermarket, independent shops, cafes and schooling. Wymondham railway station offers direct services to Norwich and Cambridge.

Norwich, approximately eleven miles to the north, provides a vibrant city environment with extensive retail, cultural and leisure facilities, alongside excellent educational institutions. Mainline rail services connect Norwich to London Liverpool Street, while Diss, around twelve miles away, also offers fast rail services to the capital. Norwich International Airport lies to the north of the city.



Our Agent's View

"The combination of character features, generous living spaces and the stunning lake creates a property that feels both unique and highly liveable.

The additional studio accommodation and paddocks open up a wide range of lifestyle possibilities, from working from home to equestrian use or multi generational living, making this a home that can truly adapt to its next owner's needs."

Samuel Le Good | Partner





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Agent's Details



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