



West View Farm
Buxton Road | Frettenham | Norfolk | NR12 7NG

 FINE & COUNTRY

RURAL BLISS



Looking down the garden to the pond, watching deer roam the lawn or owls swooping past,
if you love the natural world, this is paradise.

With 4.5 acres of beautifully secluded grounds and a newly renovated home
finished to a very high specification, there's so much to enjoy here.

A lovely place to raise a family, or simply to relax in nature,
away from it all yet close to amenities, this is a true delight.



KEY FEATURES

- A Recently Renovated Bungalow situated in Secluded Grounds in the Village of Frettenham
- Four Bedrooms and Two Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite Shower Room
- Stunning Kitchen/Dining Room with Built-In Appliances as well as an Electric Aga, Companion Oven and Boiling Water Tap
- Separate Utility Room and WC
- Sitting Room with Double Sided Wood Burner
- Double Garage, EV Charging Point and Plenty of Parking
- The Grounds extend to 4.5 acres with a Pond and Outbuildings including Stabling, Huge Storage Shed and Two Nissen Huts
- The Accommodation extends to 2,186sq.ft
- Energy Rating: A

Set in the village of Frettenham, with easy access to the Broads, the North Norfolk coast, the Broadland Northway and the city of Norwich, this home is incredibly well positioned yet beautifully tucked away in a generous plot, so you feel away from the outside world.

A Slice Of Paradise

Set well back on a quiet lane, in 4.5 acres of grounds, it's easy to see this property's appeal. All the space you need, the privacy to live your way, friendly neighbours and a welcoming community, plus a home that's just been renovated to a high standard - it's all here waiting for you. When the current owners came here, they fell in love with the secluded setting and the outside space and set about renovating the house. There's a new roof, the layout has been reconfigured, you have a new boiler, kitchen, bathrooms, flooring and more. The house has also been well insulated and has solar panels, battery storage and an EV charging point, so it's incredibly economical to run.





KEY FEATURES

Quality And Care

The owners have cleverly improved the layout of the property, doing extensive reconfiguring to ensure it flows effortlessly and makes the most of the views down the garden to the pond. There's a large kitchen diner with an electric Aga R7 in Linen with an induction hob, all powered by the solar panels and batteries, a boiling water tap, granite top on the central island, Mistral around the other units, two dishwashers, a companion oven with sous-vide and steam functions, Neff steam microwave, large pantry and more. You can see so much thought has gone into this - the lighting has even been zoned, so you can have strong lighting when you're chopping veg and softer mood lighting in the seating area by the double sided log burner. Once you've enjoyed your dinner, you can retire to the neighbouring sitting room, the log burner already warming the room. Both rooms also capture the beautiful view. There's a lovely principal suite with built-in storage and a large en-suite shower room. This has access to a terrace where the owners have their hot tub, but if you prefer you could have a table and chairs here for your morning coffee. There are three further double bedrooms, so you could use one as a playroom, snug or home office if preferred. There's also a good size double garage with a long workbench for your tools and for any work you're looking to do on cars or bikes.

So Much To Explore

Throughout the grounds there are a number of useful outbuildings, which offer further potential. There's stabling, a huge storage shed and two nissen huts. You could have a pony or donkey, small livestock, chickens, grow your own... there are so many options here. The owners have loved the different species of trees in the gardens, including some rare varieties, as well as the diversity of wildlife. You'll see buzzards landing, woodpeckers, muntjac, roe and red deer and tawny owls. If you can tear yourself away from the property, you'll find many wonderful walks on the doorstep, a primary school down the road, horses and cows in the fields nearby and more. There are also regular buses into the city. Hop in the car and you can be in the centre of Norwich in around 15 minutes, or make your way up to Cromer, visit the pretty market town of Aylsham, or head out on the river and explore the Broads.





























INFORMATION



On The Doorstep

Frettenham is situated to the north side of the city and is a popular village with easy access to Holt, Aylsham and the North Norfolk Coast. The property is also placed for ease of access to the outlying suburbs of Hellesdon, Catton and Sprowston. Close by is the cathedral city of Norwich which benefits from many high street shops and commercial and recreational facilities, a mainline railway station with connections to London Liverpool Street and Cambridge, and an International Airport.

How Far Is It To?

Frettenham is approximately 5 miles north of Norwich city centre with its wide range of cultural and leisure facilities including Chapelfields shopping centre, cinemas and theatres. There are also a number of very good schools in both the state and private sectors. The international airport can be found north of the city, while the main line railway station offers direct links to London Liverpool Street taking approximately 1 hour and 50 minutes. Wroxham and the Norfolk Broads can be found approximately 10.5 miles to the east offering various tourist and water activities.

Directions

Proceed out of Norwich on Constitution Hill at the outer ring road roundabout take the second exit onto the B1150. Upon reaching the traffic lights turn left onto George Hill follow to the end and turn right onto Spixworth Road. Continue onto Buxton Road and take a slight right to stay on Buxton Road and the property will be found on the right hand side clearly signposted with a Fine & Country For Sale Board.

Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage

EV Charger and Solar Panels

Fibre to Premises Broadband Available - vendor uses Vodafone

Mobile Phone Reception - varies depending on network provider

Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability

Broadland District Council - Council Tax Band F

Freehold

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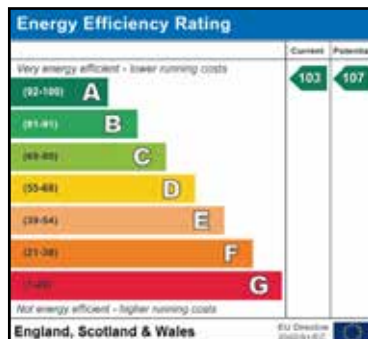
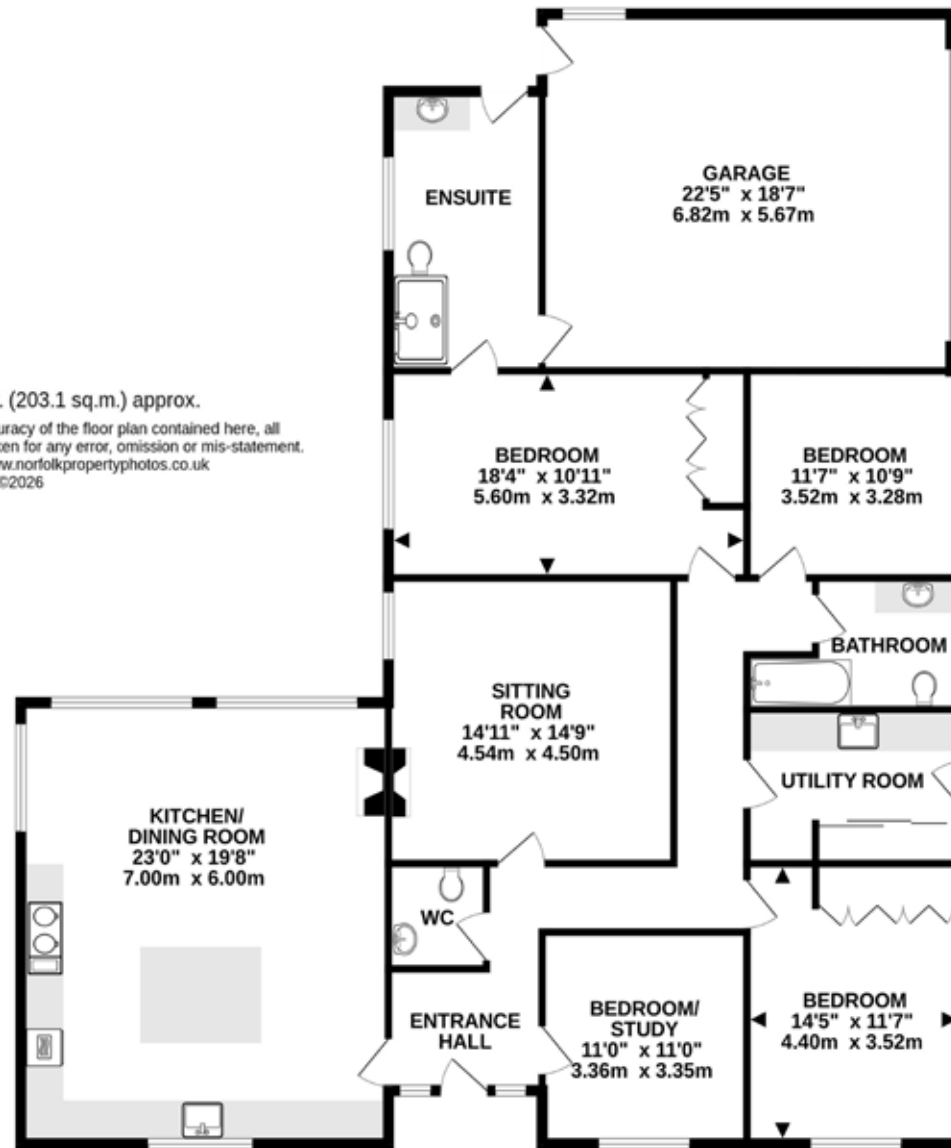
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TOTAL FLOOR AREA : 2186 sq.ft. (203.1 sq.m.) approx.

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For a free valuation, contact the numbers listed on the brochure.





FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

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