



Pipistrelle House
Hale Road | Ashill | Norfolk | IP25 7BL

 FINE & COUNTRY

BEYOND COMPARE



“A spectacular contemporary village home built in an attractive classic style that sits handsomely in its generous plot, with mature trees and open fields beyond. Exceptionally well-built and exquisitely finished, every detail has been well considered and it’s proved to be a very happy and sociable home. Well placed for access to city and country alike, this is a home that’s hard to beat!”



WATERLOO

IT'S PUNISHING
IS NOT HAVE
THE BEST
BUT MAKING
THE BEST
BY THE WAY
YOU'VE GOT.



NAUGHTY COR



KEY FEATURES

- A Spectacular Contemporary Detached House with Open Field Views in the Village of Ashill
- Five Double Bedrooms and Three Bath/Shower Rooms – Two of which are En-Suite
- The Principal Bedroom also benefits from a Dressing Room
- Kitchen/Dining Room with Separate Utility Room and Ground Floor WC
- Three Reception Rooms plus a Conservatory and a Study
- Double Garage and Large Shingle Driveway providing Parking for Multiple Vehicles
- The Grounds extend to 0.6 of an acre with Two Areas of Garden to the Rear of the Home creating Flexibility with their Use
- The Accommodation extends to 2,352sq.ft
- Energy Rating: B

Recently built by the owners as their dream home, this property is sure to impress right from the start. They have put their heart and soul into the build, finishing it to an incredibly high standard and enjoying the end result over the past few years. As they now move on, you have the chance to embrace the sociable lifestyle here, raise your family with plenty of space, freedom and fresh air, put down roots in a friendly community and much more besides.

A True One Off

The owners had been living in the village for a good number of years when they came across this plot and decided to build what was originally going to be their forever home. With years of experience, they put their knowledge to good use, designing a home that would be comfortable and sociable, the ideal place for family and friends to gather and a home that would allow them to continue living in the village they so loved. The result speaks for itself – when you come to view, you'll be blown away by the space on offer, inside and out, across a beautifully bright home with wonderful proportions and a generous private garden with a secret surprise...

Exploring Inside

Ask the owners to choose their favourite part of the property and they'll struggle! The entrance hall makes a grand first impression, the handcrafted stairs drawing your eye up to the first floor. Straight away you get a sense of the space on offer here. There are two receptions to the front of the house, currently a snug and a study, so you can work from home in peace, perhaps have a playroom for little ones, den for teens, a music room or library – whatever it is you're hankering after.





KEY FEATURES

The main sitting room has a beautiful brick inglenook with a woodburner, so it's wonderfully cosy in winter, while French doors to the west allow the sun to pour in and frame the fiery skies and silhouetted trees at sunset. On the other side of the ground floor is the magnificent kitchen dining room, open to a glorious orangery. Altogether this makes a fabulous entertaining space and the owners have comfortably accommodated 40 guests across this part of the house on several occasions. A cloakroom and boot room with utility area complete the ground floor accommodation – and allow you to keep muddy boots (and paws!) from coming into the rest of your home. Upstairs, five bedrooms with three bathrooms provide plenty of flexibility and space for a large family or for visiting friends. There's even a little study area tucked away at one end, perhaps for reading and enjoying a moment's quiet. The owners have done a lot of entertaining here and the house really does lend itself to those occasions, but when it's just the two of them at home, it's a comfortable and welcoming place in which to relax in peace.

A Delightful Surprise

There's plenty of parking to the front of the property, including a double garage, then you have a lovely west facing rear garden with sunny terrace. But there's more here than meets the eye. A gate in the rear hedge takes you through to a secret garden that's bigger than the main one and that the owners confirm is a fabulous suntrap. Complete with a summerhouse, it's the perfect spot for evening drinks in summer, or for a barbecue with family and friends. Children will no doubt be enchanted by it and relish the chance to play out here. It's completely enclosed, so very safe, and you'll see plenty of wildlife out here or in the surrounding fields. You're on the outskirts of the village, so you have access to its amenities, all within a short walk. The community centre offers a wide range of clubs and groups, from badminton and Brownies to Pilates and pickleball. There's a useful convenience store, a popular pub selling food, and a primary school. Although this is a small village and your immediate surroundings are rural, you're surprisingly well connected to the wider area. The village is close to both Swaffham and Watton, you can easily head up to the North Norfolk coast for a day at the beach, into Dereham for lunch or Norwich for a spot of shopping, or down to the A11 or up to the A47 to travel out of the county.







Be our guest

























INFORMATION



On The Doorstep

Ashill is a village located near to the market town of Watton, having a wide range of shopping, schooling, and leisure facilities. This is a very central location. You can reach both Kings Lynn and Watton easily from here. Being just 5 miles from Swaffham is also fantastic as it has a good range of local facilities and amenities including a Waitrose supermarket.

How Far Is It To?

The cathedral city of Norwich can be found 25 miles to the north east offering a comprehensive range of shopping and leisure facilities as well as an International Airport. Thetford Forest can be found to the south with its many nature walks and bicycle trails whilst the North Norfolk coast with its quaint villages and sandy beaches can be found 1 hour north by car. Stansted Airport can be found within 75 minutes drive to the south where you have connections to all major European destinations.

Directions

Leave Norwich on the A47 towards Swaffham. turn left onto Tuns Road heading towards Necton, drive through the village into Holme Hale, continue to the T junction turning right, then first left onto Hale Road and head towards Ashill. Follow this road for just over 1 mile and the property will be found on the right hand side.

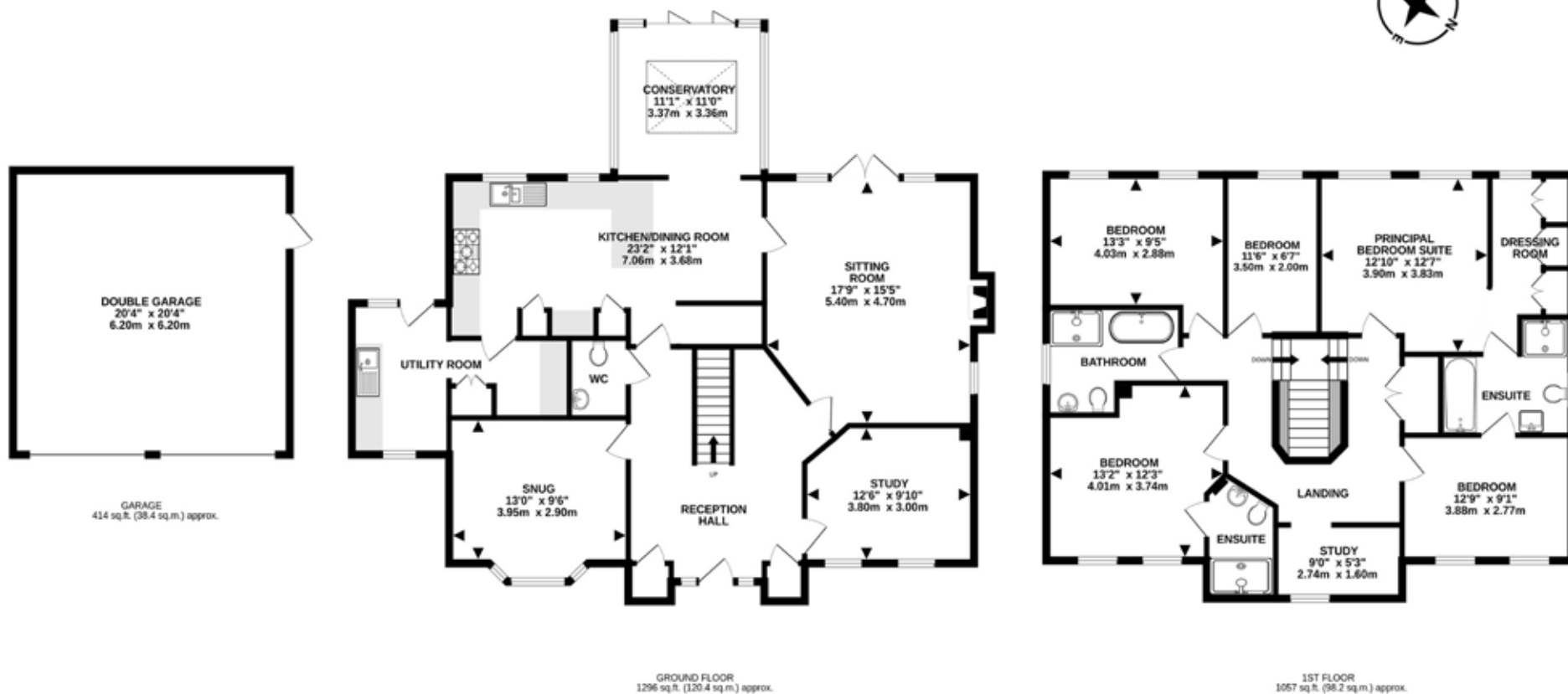
Services, District Council and Tenure

LPG Central Heating, Mains Water, Mains Drainage
Fibre Broadband Available - Vendor uses BT
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
Breckland District Council - Council Tax Band F
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FLOOR AREA - HOUSE (EXCLUDING GARAGE) : 2352 sq.ft. (218.6 sq.m.) approx.
 TOTAL FLOOR AREA : 2766 sq.ft. (257.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	86	91
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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





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