



Whipps Farmhouse
Whipps Lane | Fundenhall | Norfolk | NR16 1DT

 FINE & COUNTRY

A SUBLIME SETTING



“This attractive Georgian farmhouse benefits from modern additions and abundant space and flexibility, situated within a generous, secluded plot and surrounded by open farmland.

There’s more wildlife passing by than people – a rural paradise, yet well connected to both the A11 and A140.

A truly delightful and incredibly spacious home in a glorious location, this property is perfect for a family, multigenerational living, working from home, or even for a sociable couple who love to host visiting friends and family.”



KEY FEATURES

- An Attractive Georgian Farmhouse situated in the Village of Fundenhall
- Six Bedrooms and Three Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite & Dressing Room
- Kitchen/Dining room with Adjoining Breakfast Room
- Separate Utility with Shower Room
- Four Further Reception Rooms plus a Study
- Double Garage with Large Room Above providing Annexe Potential
- Summer House with Adjoining Covered Entertaining Area
- The Wrap Around Gardens are approaching 0.8 of an acre (stms)
- The Accommodation extends to 4,323sq.ft
- Energy Rating: E

This former farmhouse is a breath of fresh air. Set well back from the road via a long drive, the property is accessed via handsome hardwood electric gates. Surrounded by open countryside, you have a huge sense of peace and tranquility, but you're far from isolated, with Mulbarton and Wymondham close by and easy access to main roads and to Norwich. With room for a crowd, plus a plot approaching 0.8 of an acre (stms), the space here offers great freedom and flexibility to enjoy the lifestyle you've always wanted.

A Character Home For Contemporary Lifestyles

Thought to date back to around 1780, this Georgian property began life as a farmhouse. It was extended in the Victorian era and then again more recently, with an oak framed extension providing a vaulted entertaining room, study and double garage with electric doors. An additional staircase over the garage provides a large store with rooflights. The result is a home that's endlessly versatile and offers an enormous number of options. When the current owners came here, they were drawn by the peaceful position and by the charm of the original parts combined with the open spaces and annexe potential of the more modern rooms. Over their time here, they've further improved what was already an impressive home, opening up the kitchen to create a magnificent, family-friendly part of the property, adding a practical pavement tiled porch, a bespoke oak staircase and new glazing throughout. Changes to the garden, new electric gates and recently a new summer house are just some of the many improvements made by the current owners





KEY FEATURES

Step Inside And Explore

The house sits very nicely in the plot, with the front and much of the garden facing south. Two well-proportioned reception rooms can be found at the front of the property, each with feature fireplaces. Moving further into the house you enter the open plan kitchen, which is a fabulous space. The owners often look after their grandchildren and love being able to get on with cooking or clearing up while still being able to keep an eye on the girls playing in the dining/family area or outside on the patios. The kitchen has a window to the east, with double doors to the west, so you have the sun all day and it's a lovely light room. Off the kitchen is the breakfast room with bifold doors to the east, so you can make the most of the morning light while you drink your cuppa. There's a utility room and shower room, then you have a large garden room. This is great all year round and a favourite spot for the owners, who love to take in the view when it's not warm enough to be outside. You'll see gorgeous sunsets from here. Doors lead out in summer, while in winter the log burner keeps it cosy. Double doors open onto a large vaulted entertaining room, currently used as a formal dining room again with fireplace, with a study/office here that's ideal for anyone working from home. Stairs lead up to what is currently a storage space but would be a great den for teens. In fact, this whole part of the house would make a lovely annexe or space for multigenerational living. Back in the older part of the property, there are two elegant double bedrooms at the front, one with a dressing area and en-suite, a family bathroom and access to three/four further bedrooms. The owners have enjoyed the flexibility of the space over the years, hosting the wider family for special occasions and family gatherings.

Well Connected

Outside, the owners have created lovely surroundings that enhance the natural beauty of the countryside beyond. There's a charming courtyard garden positioned to make the most of the morning sun, then a country garden at the front facing south. The rest of the garden wraps around to the west. It's incredibly peaceful out here, with very little passing traffic, motor or foot. What you will see is plenty of wildlife – barn owls, little owls, deer, hares, migrating birds each winter and lots more. The neighbouring farm has deer and provides grazing for a variety of animals, so the owners and their grandchildren have enjoyed visiting sheep, goats, cows and even feeding the deer. Whilst it's quiet and tranquil here, when you have to head out, you won't need to go far, with shops just up the road in Mulbarton or Bunwell. Wymondham is a lovely market town and close by provides a mainline station, and access to the A11 and A140 means it's easy to get out of the county or up to the city.

































INFORMATION



On The Doorstep

Fundenhall is situated in a peaceful rural environment not far from the A11. The market towns of Attleborough, Diss and Wymondham are between 5 and 14 miles distant and provide a large range of amenities. Very close by to excellent schooling in Wymondham and private schooling in Norwich and also the University Hospital at Colney. Both Spooner Row and Attleborough have a main line rail service to Cambridge, while Diss offers a main line service to London Liverpool Street. "This really is a fabulous location. It's within easy reach of Norwich and the A11 towards London. You can also get to Diss easily, where there's a train station, with direct links to London."

How Far Is It To?

Fundenhall is a small village about 9 miles to the south west of the Cathedral City of Norwich which is an expanding business centre and is renowned for its shopping and cultural facilities and has an excellent selection of schools, both in the public and private sector. An expanding airport and main line railway station with regular connections to London's Liverpool Street. There are numerous leisure facilities including golf courses and tennis clubs nearby. The market town of Wymondham (4 miles) also offers rail connections to Cambridge and London, Waitrose supermarket and Wymondham College School. The property is in the catchment area for the excellent Wymondham High School.

Directions

Leave Norwich on the Ipswich Road/A1056 and then turn right onto the B1113 towards Mulbarton. At the roundabout take the 2nd exit onto The Street/B1113 and continue to follow this road. Turn right into Church Lane and then a slight right onto Whipps Lane and the property will be found on the left hand side.

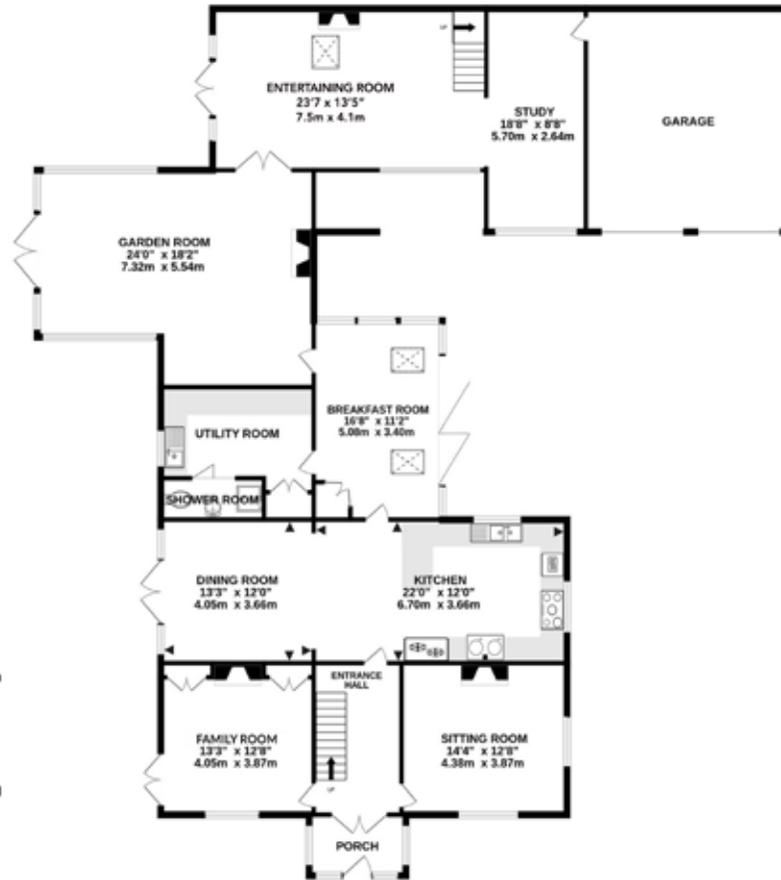
Services, District Council and Tenure

Oil Central Heating, Solar Panels with Three Storage Batteries
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Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
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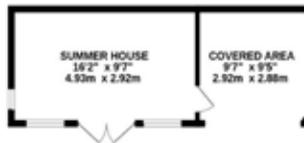
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GROUND FLOOR
2538 sq.ft. (235.8 sq.m.) approx.



OUTBUILDING
246 sq.ft. (22.8 sq.m.) approx.



1ST FLOOR
1785 sq.ft. (165.8 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING OUTBUILDING) : 4077 sq.ft. (378.8 sq.m.) approx.
TOTAL FLOOR AREA : 4323sq.ft. (401.6 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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For a free valuation, contact the numbers listed on the brochure.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(27-38)	F		
(1-26)	G		
Not energy efficient - higher running costs			
		44	73
England & Wales		EU Directive 2002/91/EC	
www.epcau.com			





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