

Corner Farm
West Carr Road | Attleborough | Norfolk | NR17 1AN

FINE & COUNTRY

A HOUSE WITH HEART



Imagine a 5/6 bedroom home where centuries of character meets contemporary comfort,
where the gardens stretch out into the countryside, where there is room for family, friends, hobbies and celebrations,
and all close to everyday amenities and commuter links



KEY FEATURES

- Magnificent Grade II Listed Home
- 3.14 Acres of Land (stms)
- 30 Solar Panels with Batteries
- Three double garages, one incorporating a gym, and a double cart lodge
- Huge Party Room/Games Room - Potential Annexe Subject to the usual consents
- Excellent Kitchen Breakfast Room
- Five/Six Comfortable Bedrooms - Including Sumptuous Master Suite with Luxury Dressing Room
- Lovely Spacious Sitting Room with Views of the Gardens
- Snug, Dining Room and Study
- Beautifully Presented Throughout

The current owner says, “The house had us instantly hooked with wonderful curb appeal - driving front on with the white thatched farmhouse with space and openness, and that was before we saw inside and what it had to offer.” From the warmth and character of the original house to the beautifully presented modern accommodation, the balance between ancient and contemporary is wonderfully achieved - the owners say, “it soothes the soul.” It provides space to grow, room to entertain, cosy retreats, opportunities to explore and the flexibility to suit so many different lifestyles.

Step Inside

The spacious entrance hall, with boot room immediately to the left, leads directly to the heart of any happy home - a kitchen that works as hard as you do, and this kitchen/breakfast room is an important part of the property’s appeal. A wonderful space for everyday family life, leisurely breakfasts, coffee with friends and those occasions when cooking for two somehow turns into feeding twelve helped by the bank of four electric fan/microwave/steam ovens and warming drawers! Life is easy here with two integral dishwashers and a huge fridge/freezer, plus the welcome coffee machine. With space to gather at the island and keep the chef company, this is very much a room to be lived in, enhanced by the fabulous sliding glass doors revealing the terrace to connect inside and out. When the entertaining is over, retreat to the spacious sitting room, with practical tiled floor, wood burner and huge sliding doors offering views across the gardens, a wonderful setting in which to relax. The developer left the owner a coin found underneath the original floor along with historical records which make interesting reading for a future owner. A well, found during the development, now sits within the main lounge floor under glass and is a great talking point. The snug is perfect for cosier evenings with your favourite TV series, and a separate beautiful, beamed dining room adds a sense of occasion for special celebrations whilst a study, thoughtfully set away from the main social areas offers peace and quiet when working from home. The utility room houses a built-in fridge and two freezers and is as stylish as the rest of the house. With an external door off the hall, a shower room, plus a door to the attached garages it offers an easy option for muddy paws and gardening boots. Whether you are entertaining a crowd or simply enjoying a quiet Sunday at home, there is a room for every mood and every occasion.











KEY FEATURES

Let Me Entertain You
Above the two double cart lodges, two stables and gym sits an enormous party/ games room, complete with its own bar and shower room. Whether your idea of a perfect evening involves cocktails with friends, a competitive game of pool, family celebrations, sleepovers or watching the big match, this is an absolutely fantastic addition and comes with central heating and full Wi-Fi. It could also offer exciting potential as annexe-style accommodation, or a business hub subject to listed and planning consents.

Sleep Tight
With five/six comfortable bedrooms, this is a home that can accommodate family life, visiting friends and those who simply enjoy having a little extra space. The ground floor offers three bedrooms, one currently used as an office, and two with ensuite shower rooms which offer flexibility as playrooms, media hubs or teens lounge as needed or as supplementary accommodation using the office as a lounge and converting one bedroom/ensuite to a kitchen. The possibilities are endless. The first floor leads to a particularly impressive principal bedroom, with an enormous ensuite with oversized shower and separate bath, along with a sumptuous dressing room adding a touch of everyday luxury. Separated by a glorious first floor lounge with roof windows, two further spacious bedrooms share a family bathroom and provide excellent flexibility, whether needed for children, guests or adult children living at home.

Step Outside
Set within approximately 3.14 acres (stms), the property offers an enviable amount of outside space – whether you dream of entertaining outdoors, keeping animals, creating productive gardens or simply having room to breathe, there is plenty of scope to enjoy the grounds. A wonderful terrace envelopes the home, offering sunshine or shade and plenty of room to gather or to escape, with an internal courtyard created between the old house and the newer extension. The formal gardens are sectioned with fencing to keep dogs and little ones within reach, and the grounds with walnut, plum and Holly trees, stretch away towards the fields and countryside – what a view! The outer boundary prevents pets escaping and the Yew hedging added by the current owners, will over time give an even greater sense of privacy here. The barn houses a double garage (which is currently used as the gym), cart lodge and two stables providing ample storage options with stairs from the gym leading to the party room and shower. Two double garages are particularly well equipped, with an electric vehicle charging point, polished concrete floors and fob activated electric doors meaning there's no getting wet when arriving home with the shopping, or from walking the dogs. Conveniently, an integral door leads to the shower room, utility and on to the main house. For those who like their country living with a nod to the future, the property benefits from 30 solar panels installed on the land, together with battery storage. A lovely combination of traditional country-house living and modern-day thinking.











































































INFORMATION



On The Doorstep

Attleborough offers an excellent range of amenities, including independent shops, cafés and restaurants, supermarkets, healthcare services, leisure facilities and everyday conveniences. All ages of schooling are provided for with easy access to the cathedral city of Norwich and its colleges and universities.

How Far Is It To....

Commuters will benefit from Attleborough's railway station with regular services connecting Norwich, Cambridge and onwards to London. The nearby A11 provides straightforward road links to Norwich, Thetford, and London making Attleborough an accessible location for both business and leisure travel. The Norfolk Broads, stunning coastline and Thetford Forest with its nature trails, walking and cycling opportunities are all within easy reach.

Directions

What Three Words Location
Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words /// ///boggles.crackled.carry

Services, District Council and Tenure

Air Source Central Heating plus LPG System for the barn
Mains Electricity and Water
30 Solar Panels with Batteries
EV Charging Point
Drainage – Sewage Treatment Plant
Breckland District Council -Council Tax Band E -Freehold
Broadband Connection Fibre to property but please check https://www.openreach.com/fibre-checker
Mobile Phone Reception See Link to check View mobile availability - Ofcom Checker

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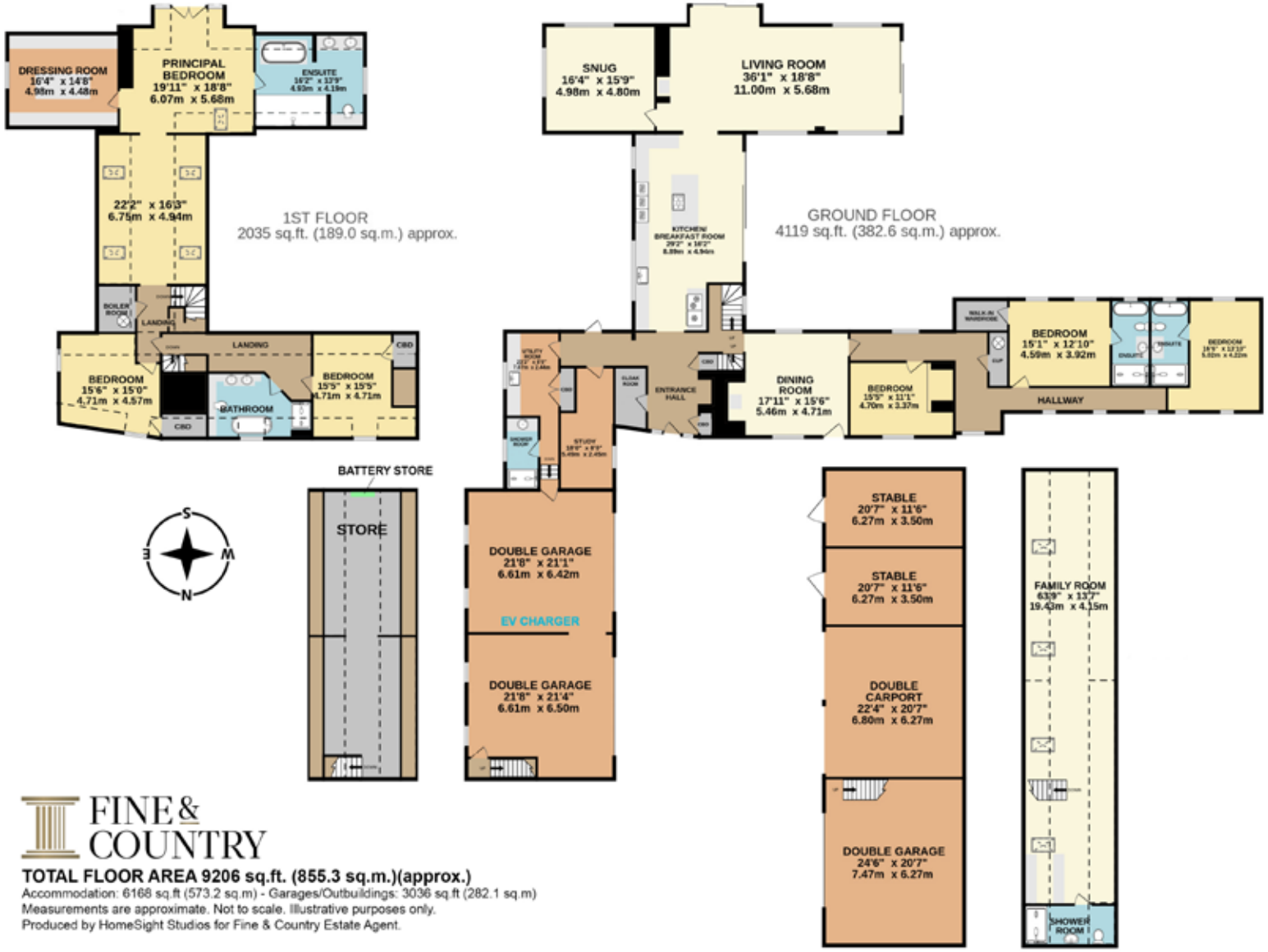

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TOTAL FLOOR AREA 9206 sq.ft. (855.3 sq.m.)(approx.)

Accommodation: 6168 sq.ft (573.2 sq.m) - Garages/Outbuildings: 3036 sq.ft (282.1 sq.m)
Measurements are approximate. Not to scale. Illustrative purposes only.
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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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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.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation



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