



Compass House
Bunwell Road | Besthorpe | Norfolk | NR17 2NZ

 FINE & COUNTRY

TOAST YOUR NEW HOME



“Raise a glass to this former coaching inn,
now a beautifully and sympathetically converted family home with a useful outbuilding.
Nicely nestled on a country lane, it’s walking distance from the centre of town, close to the train station and the A11,
so it feels rural but it’s enormously accessible.
With flexible, family-friendly living and a good-size plot, you have everything you need right here.
A reason to celebrate!”



KEY FEATURES

- A Handsome Detached Former Coaching Inn situated in the Village of Besthorpe
- Four Double Bedrooms and a First Floor Shower Room
- Kitchen/Breakfast Room with Separate Pantry and Utility Room
- Utility Room, Ground Floor Bathroom and WC
- Two Reception Rooms both with Fireplaces
- The Gardens include Patio and Lawn Areas with Raised Beds and a Greenhouse
- The Outbuildings provide Enormous Potential and currently house an Office, Store Rooms and a Wood Store plus a Workshop
- Garaging includes a Single, Double Length Garage and a Double Garage
- The Accommodation extends to 1,900sq.ft
- Energy Rating: D

This handsome home has the good looks of the Georgian era and has been lovingly renovated with no expense spared. Offering an abundance of space and further potential with the large outbuilding, there's plenty to see here and much to tempt. It's also a lovely place from which to embrace country life without being far from facilities, including schools, shops and transport links. The best of both worlds awaits.

A Slice Of History

The property was built in 1816 and was originally a coaching inn on the main London to Norwich road. As transport developed, larger roads were built for vehicular travel and this became a pub. It remained open until the mid 1960s and was popular with the officers from nearby New Buckenham airfield – which means it's highly likely that film and stage actor James 'Jimmy' Stewart drank here when he was stationed at New Buckenham in 1944. The current owner bought the property in 2013 and embarked upon a significant renovation and series of improvements. Whilst there have been many changes, the character and personality of the property has been retained and today it's a fine family home with some wonderful period features.





KEY FEATURES

Where Past Meets Present

The kitchen is one of the highlights here, with a bespoke solid wood kitchen installed for the owner, a keen cook, and his partner who is a professional chef – so you can be confident it's sure to please the most discerning of foodies! There's even a beautiful range in the fireplace that can be used if desired. There's space here to eat at the breakfast table, but you also have the option of formal dining in one of the two spacious reception rooms found at the front of the house. Upstairs, the owner has reconfigured the layout to make all the bedrooms large enough for a double bed, in addition to fitting a new shower room. There's also a full bathroom on the ground floor. Altogether the accommodation is sociable, welcoming and comfortable, perfect for a family or couple and able to adapt to changing needs over time.

Pure Potential

Outside there's plenty of parking on the drive, as well as a double garage. You can grow your own in the garden, with raised beds and a greenhouse, or simply sit out and relax while your little ones play on the lawn. The large outbuilding is made up of the former stillroom where the barrels were kept and hayloft above, plus an old forge from the coaching inn days. You have office and workshop space here, all well insulated, and there are so many things you could do – perhaps convert to an annexe or holiday let, subject to planning, run your business from home, have a games room, work on cars or bikes, have an art studio – whatever it is you're looking for.

Town And Country

Life here is peaceful and you can enjoy open countryside as you explore the surrounding lanes and fields, whether walking the dog or heading out for a run. One of the lovely things here is that you're set within a farming community, and you have the security of neighbours, but you're all well spread out with your own space and surrounded by open fields. You're also very well connected, being walking distance from the train station, where you can travel up to Norwich or over to Cambridge and on to London, and close to the A11 for easy road travel. Kids can walk to the local schools and you can walk to the pub or to the shop or hop in the car and be at the shops in two minutes. Nearby Wymondham has a Waitrose and also benefits from one of the area's most desirable schools, Wymondham College, with children from around here attending as day pupils. There are also some great pubs dotted around the area serving excellent food, so you'll need those country walks to keep you in shape!





























INFORMATION



On The Doorstep

Wymondham can be found around 5 miles distant and provides a wide range of local amenities and excellent schooling with Wymondham College being rated 'Outstanding' by Ofsted offering boarding. Attleborough is just over a mile away, there are three schools in the town: Attleborough Academy, Rosecroft Primary School on London Road and Attleborough Primary School on Besthorpe Road. Attleborough also offers a comprehensive range of local facilities and amenities.

How Far Is It To?

The market town of Diss is 13 miles to the south and provides a regular rail service to London Liverpool Street station and the city of Norwich, the regional centre is just over 14.5 miles and offers a comprehensive range of commercial entertainment and cultural amenities and excellent schooling together with a main line railway station providing regular services to London and Cambridge. On the north side of the city is Norwich International Airport which caters for both domestic and international flight destinations.

Directions

Leave Norwich on the Newmarket Road/A11 and follow the signs to London/Thetford A11. Take the B1077 exit towards Diss/Attleborough. Turn left onto Norwich Road/B1077 and then left onto Mill Lane. Turn right onto Besthorpe Road and at the roundabout take the 1st exit onto Bunwell Road, follow the road to the corner, where the property will be found on the right hand side clearly signposted with a Fine & Country For Sale Board.

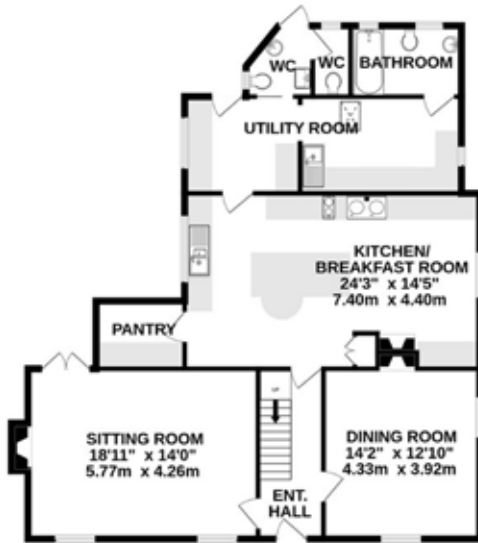
Services, District Council and Tenure

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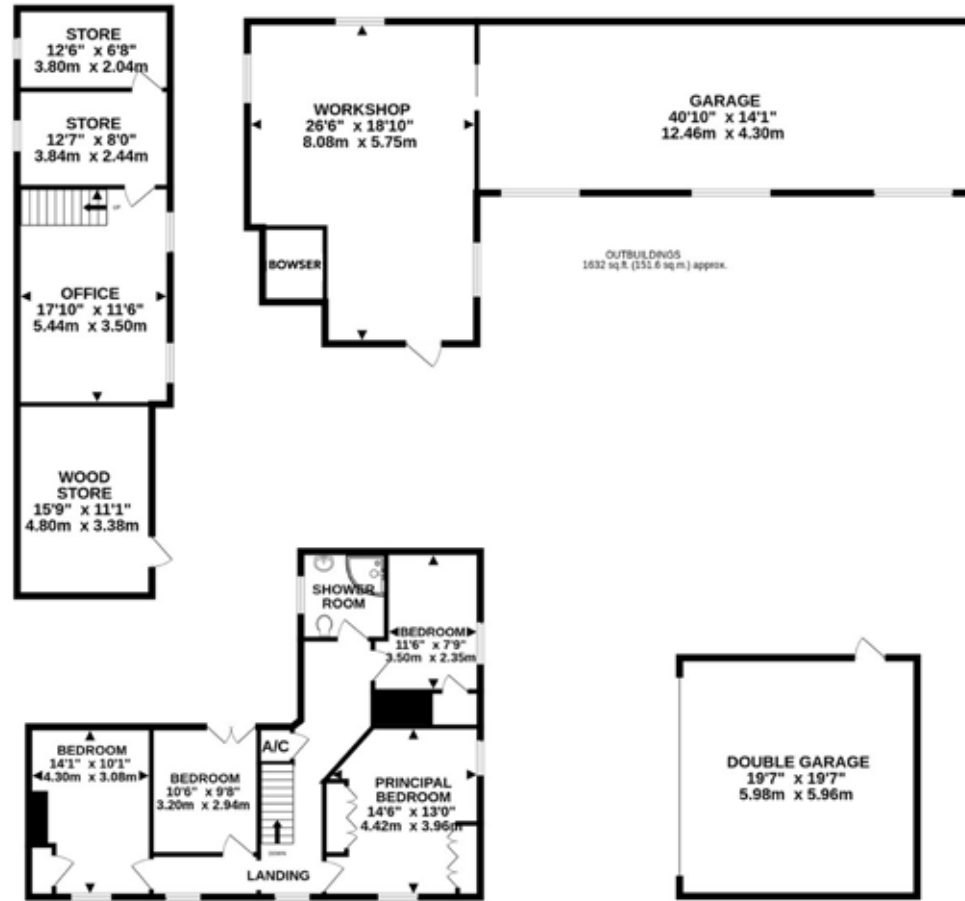
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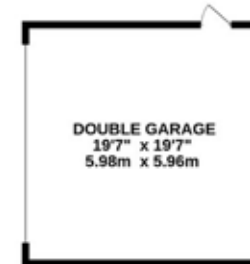
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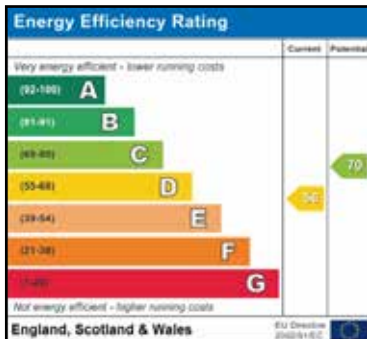
GROUND FLOOR
1184 sq.ft. (110.0 sq.m.) approx.



1ST FLOOR
716 sq.ft. (66.5 sq.m.) approx.



GARAGE
384 sq.ft. (35.7 sq.m.) approx.



FLOOR AREA - HOUSE (EXCLUDING GARAGE & OUTBUILDINGS) : 1900 sq.ft. (176.5 sq.m.) approx.
 TOTAL FLOOR AREA : 3916 sq.ft. (363.8 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.





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