



Manor Cottages, Church Road, Wretham

IP24 1RL

BROWN & CO



Manor Cottages, Church Road, Wretham, IP24 1RL

Exceptional Equestrian property

Substantial four bedroom detached character house

Quiet rural location

Plot of approximately 3.75 acres

High quality stabling and paddocks

Sought-after Norfolk village

Recently refurbished

Offers flexible living

Purpose-built covered wood store, greenhouse and glamping pod

Balcony terrace with hot tub



Introduction

An exceptional equestrian opportunity comprising a substantial and extensively refurbished character house occupying a quiet rural position with a high degree of privacy, together with impressive stabling, paddocks and lifestyle facilities on a plot extending to approximately 3.75 acres.

Location

Wretham is a sought-after Norfolk village situated within attractive countryside approximately six miles from Thetford. The area is particularly well known for its rural surroundings and excellent access to outdoor pursuits, with Thetford Forest close by offering extensive walking, cycling and horse riding opportunities through many miles of tracks, forestry routes and bridleways, making the location especially appealing to equestrian buyers. Despite its hidden, peaceful setting, the village remains conveniently placed for access to nearby amenities and transport links. Thetford provides a wide range of shopping, leisure and educational facilities, together with a railway station offering services towards Cambridge and connections onward to London King's Cross. The village itself also benefits from a strong sense of rural community. The property is positioned within the East Wretham Heath Conservation Area, an attractive and protected rural setting which further enhances the character and long-term appeal of the location.

The Property

The property is full of charm and character, with features including exposed beams and generous reception space throughout, whilst recent refurbishment has significantly enhanced both the layout and overall living environment. The house has recently been K-rendered to the entirety of the front elevation, with the rear elevations scheduled to be K-rendered in the forthcoming weeks, creating an increasingly contemporary external appearance whilst retaining the property's original character.

Internal viewing is essential to fully appreciate both the scale of the accommodation and the exceptional setting.

The ground floor offers a range of flexible living areas including a large lounge/dining room, ideal for both family living and entertaining, together with a separate sitting room featuring custom-built media wall and an additional reception room suitable for use as an office, games room or hobby space. There is also a study which could be used as a fifth bedroom, offering excellent versatility for buyers requiring home working space or additional accommodation.

A substantial garden room forms a particularly impressive addition to the property, enjoying views across the grounds and providing direct access onto the patio and gardens.

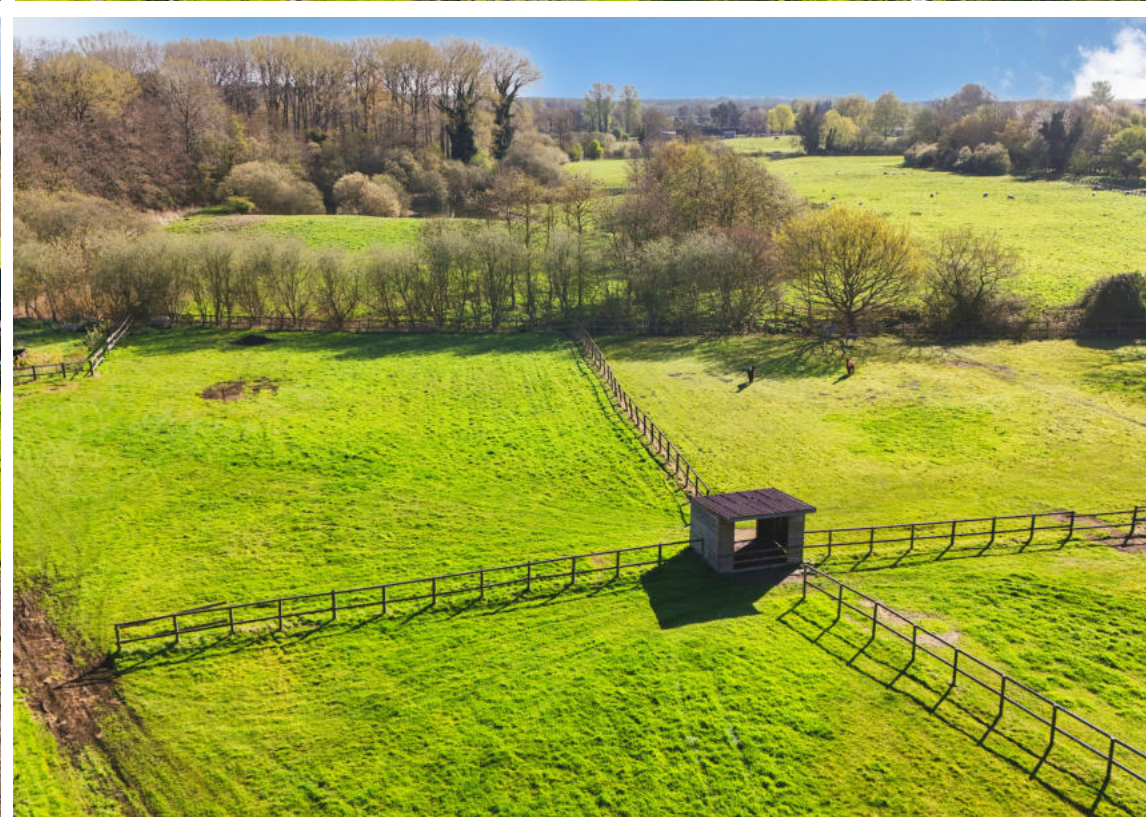
The kitchen breakfast room has area for table and is adjacent to a dining room/cosy space complemented by a pantry, utility room, laundry room, shower room and boot room, all particularly well suited to country and equestrian living.

To the first floor there are four double bedrooms and family bathroom, including a stunning principal bedroom suite featuring a panoramic window overlooking the paddocks and stables, freestanding bath and contemporary shower, together with direct access onto a balcony terrace positioned above the garden room where a 8 person Wayfarer hot tub offers an opportunity to relax.

Outside

The property is approached via remote operated privacy gates opening onto a sweeping driveway lined with illuminated Italian cypress trees, leading to a substantial parking area together with a garage. Additional lighting has been installed throughout the grounds and within the mature trees, creating a particularly striking evening setting.

The grounds have been significantly improved by the current owners, with extensive works undertaken to create a superb equestrian and lifestyle setting.



A high-quality stable block provides five stables together with a feed store, complemented by CCTV installation including coverage within the stables themselves, allowing horses to be monitored directly from the house. The CCTV system is intended to remain for the benefit of the new owners.

The paddocks are well defined and arranged to make excellent use of the land, with each paddock benefitting from its own independent water supply. Further equestrian and practical additions include a shelter with power, lighting and water supply within the lower paddocks, a purpose-built covered wood store, greenhouse positioned behind the stables, and additional water supplies serving the greenhouse, stables and glamping pod.

A large pond forms an attractive feature within the grounds, alongside a glamping pod positioned to enjoy views across the water, creating a particularly appealing space for relaxation or guest accommodation.

The gardens and land enjoy attractive views across the surrounding countryside, whilst the overall arrangement of the plot provides a notable degree of privacy and seclusion, ideal for those with equestrian interests or buyers seeking a peaceful rural lifestyle. A balcony terrace positioned above the garden room further enhances the connection between the house and its surroundings, enjoying elevated views across the paddocks and stables.

Overall the land extends to approximately 3.75 acres, subject to measured survey.

Council Tax band: E

EPC: E

Services:

Mains electric, Mains water, Septic tank drainage, Oil fired central heating

AGENTS NOTE

Our client advises the house itself falls within conservation banding, whilst the grounds are not designated, providing an appealing balance of character protection together with flexibility across the land and equestrian facilities.

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Church Road, Wretham, Thetford, IP24

Approximate Area = 2566 sq ft / 238.4 sq m

Garage = 431 sq ft / 40 sq m

Outbuilding = 830 sq ft / 77.1 sq m

Total = 3827 sq ft / 355.5 sq m

For identification only - Not to scale



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