



Wildlands
The Arms | Little Cressingham, Thetford | Norfolk | IP25 6LZ

 FINE & COUNTRY

LIFE WITH NO BOUNDARY



Welcome to a rare 4-bedroom country home where the house and landscape are inseparable, surrounded on three sides by the protected STANTA scenery—an 11,000-acre protected wilderness and the UK's largest lowland nature sanctuary.

With uninterrupted countryside views from every window, this is a home defined by privacy, natural beauty, and an extraordinary connection to the wild landscape beyond. It comes with potential for further accommodation and within easy access of road and rail links.



KEY FEATURES

- Exceptional Rural Position
- Verdant Gardens with A Plethora of Wildlife
- Wonderful Period Home
- Brick and Flint Elevations
- Four Comfortable Double Bedrooms
- Three bathrooms
- Potential Annexe - Subject to Planning Approval
- Sitting Room, Dining Room and Breakfast Room
- Useful Study, Utility Room, Cloakroom and Conservatory
- Superb Views in All Directions
- Outbuildings

Set in the tiny hamlet of The Arms, this enchanting home has been extended to create a spacious breakfast room and practical utility space while carefully retaining its authentic character and rustic warmth. Inside, the owners have introduced beautiful wooden floors throughout, perfectly complemented by a warm, neutral palette that reflects the surrounding countryside, all enhanced by natural light that floods the interior to allow the historic architecture and stunning views to truly take centre stage.

Step Inside

Designed for all seasons, this home blends effortless indoor-outdoor living with cosy, character-filled interiors. The farmhouse-style kitchen, breakfast room, and snug feature full-width doors opening directly onto a 40 sq. m. Indian sandstone courtyard, creating an ideal setting for entertaining against a stunning, unobstructed south-facing backdrop. For cooler days, the heritage conservatory frames panoramic views of the trees and sky, while the sitting and dining rooms provide a warm retreat complete with an open fire and a wood-burning stove. Practicalities are exceptionally well-handled with a ground-floor cloakroom, a utility room off the breakfast room, two heritage stores, a double-length garage, and a large barn with a mezzanine level. A dedicated study completes the layout, offering a truly inspiring space for hybrid working.

Exploring Upstairs

Four well-proportioned double bedrooms sit off a light, wide, bright landing and enjoy the definition feature of this home rural vistas from every window... and what views they are. The upper floor provides a peaceful retreat above the everyday spaces, with the principal bedroom enjoying built-in wardrobes and its own ensuite. Completed by three further bedrooms and a large family bathroom, the property provides generous space for family life and entertaining.





KEY FEATURES

A Natural Wildlife Observatory

Positioned directly on the protected SSSI landscape of STANTA, this home offers an exceptional natural setting. A separate, raised and insulated wildlife hide provides a private vantage point to observe local wildlife, including the annual roe rut in August. Immersed in one of Norfolk's most remarkable landscapes, the grounds form a thriving natural haven recognised within the county's Local Nature Recovery Strategy. Mornings begin to the sound of birdsong, evenings settle into deep rural quiet, and clear nights reveal dark skies where the Milky Way is visible to the naked eye.

Grounds With Real Presence

Enjoying an extraordinary sense of seclusion with protected land as its backdrop and no immediate neighbours, this home offers rare privacy and a truly distinctive lifestyle. Wrapping seamlessly around the property, the grounds have been cultivated as a habitat rather than a formal garden. Hedgerows, established trees, grassland, and a restored wildlife pond create an organic transition into the landscape beyond, giving the property a sense of scale. Complementing this natural haven are valuable outbuildings, including two heritage workshops off the utility room, a double length garage, detached barn with a mezzanine, a potting shed, and a greenhouse. The heritage workshops have water and electricity; the barn, garage, and potting shed have electricity only. Two separate driveways provide generous parking, while the substantial outbuildings offer exceptional scope for workshops, studios, a gym, or potential ancillary accommodation and income generation, subject to necessary consents.

On the Doorstep

The thriving market town of Watton is 2 miles distant, while the charming town of Brandon sits approximately 9 miles away—offering independent shops, cosy cafés, a post office, a medical centre, and a railway station with direct rail links to both Cambridge and Norwich, alongside regular bus routes serving historic Bury St Edmunds and the wider surrounding area. The Historic Peddars Way is 2 miles away.











Repulse Bay Road
淺水灣道























A selection of the vendors own wildlife images taken at this extraordinary property

INFORMATION



How Far Is It To....

Just 45 minutes away, Bury St Edmunds offers a wonderful combination of heritage, culture and modern amenities and retail including restaurants, cafés and independent shops, together with the magnificent Cathedral of St Edmundsbury and the beautiful Abbey Gardens. The town also hosts numerous festivals and cultural events throughout the year, while The Apex and the Theatre Royal provide an excellent programme of live entertainment.

Agents Note

The following appliances will be included in the sale: Integrated Bosch dishwasher, double oven, fridge freezer & hob.

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... What 3 Words Location [///embellish.dumplings.scorching](https://www.what3words.com/)

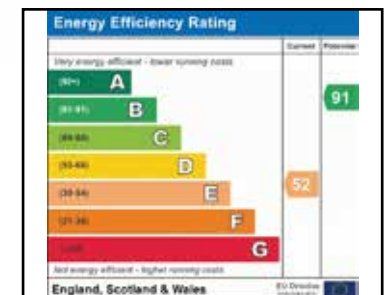
Services, District Council and Tenure

Oil Fired Central Heating
Mains Electricity & Water
Drainage – Septic Tank
Gas (for the cooker) - Bottled
Broadband Available – Please check www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk to check.
Breckland District Council – Band D- Freehold

Property - DIS4265
 Approx. Internal Floor Area - 2228.1 Sq ft / 207 Sqm
 Approx. Internal Floor Area of Garages/Stores - 853.6 Sq ft / 79.3 Sqm



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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.



FINE & COUNTRY

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THE FINE & COUNTRY
FOUNDATION

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