



Low Farmhouse
Low Road | Keswick | Norfolk | NR4 6TX

CITY SECLUSION



“Right on the edge of the city yet in a glorious green setting, you’ll find this beautiful period farmhouse, packed with original features and exquisitely and sympathetically refreshed by the owners.

Family friendly accommodation sits alongside an annexe and useful outbuildings, with generous gardens and a hard tennis court.

Imagine the joy of raising family here or welcoming your grandchildren in the holidays, every day’s a celebration here!”



KEY FEATURES

- A Handsome Grade II Listed Period House with an Annexe situated in the Village of Keswick
- The Accommodation is Spread over Three Floors
- Five Bedrooms, Two Bath/Shower Rooms and a Ground Floor WC
- Kitchen/Breakfast Room with Separate Utility Room
- Two Reception Rooms, Study and a Conservatory
- Separate Detached Two Bedroom Annexe with Private Garden
- The Gardens and Grounds include a Hard Tennis Court
- Large Workshop with Adjoined Shed and Greenhouse
- Double Cartshed and Driveway providing Plenty of Parking
- EV Charging Facility
- The Accommodation extends to 3,198sq.ft excluding the Annexe
- No EPC Required

It's hard to imagine a better balance than this – a house that's tucked away and off the beaten track but is on the edge of the city with all amenities close by. You feel as though you're in the country, but you're just a few minutes from the A11, the hospital, the university and more.

Character In Every Corner

It's easy to see why the owners fell instantly in love with this impressive abode. A beautiful character property, inside and out, it has enormous appeal. The oldest part of the house dates to around 1620, with later additions throughout the centuries, most recently a charming conservatory added in 2002. The house was known as 'The King's Hall House' in the 18th century, but it's thought this was never a hall house and would always have had two storeys. Perhaps you'll be the one to solve the mystery? The current owners came here when they were looking for a home near the city and the hospital, with an annexe for an elderly relative. This ticked every box and had the added bonus of being both spacious and attractive. Over the years, the owners have continued to upgrade and restore the character property, using traditional craftsmanship and materials and working closely with the conservation officer to ensure the house is healthy and well set for the future. It works well for modern lifestyles but still retains that authentic character and charm, with some truly delightful features, including unusual carpenters' marks on some of the timbers.





KEY FEATURES

Wonderfully Versatile

On the ground floor, you have two wonderful reception rooms in the oldest part of the house, complete with lovely fireplaces. The owners love curling up in front of the fire in winter, enjoying family times on cold evenings or at Christmas, snug in the warmth. There's a study off to one side which has its own access, so you can receive clients without bringing them through your home. To the other side is a gorgeous kitchen breakfast room, double doors leading to the attractive conservatory beyond. The conservatory is double glazed and heated, so you can use it all year round. You have steps between the sitting room and conservatory and double doors onto the garden from the sitting room, so the accommodation flows very smoothly and it works well for family life and when you're entertaining. A separate utility room and cloakroom complete the ground floor. On the first floor you have three bedrooms and a bathroom, with another two bedrooms and ensuite on the second floor – this top floor is perfect as guest accommodation or for teens, so everyone in the family has their own private space and you don't get under each other's feet.

Quiet Yet Convenient

There's a detached, self-contained annexe in the grounds. The owners initially had a relative living here and in more recent years have rented it out as a holiday let, with great success. They've enjoyed the sociable nature of it and the additional income is always welcome. The house also benefits from a workshop, shed and greenhouse, as well as a cart shed. The gardens are a good size and have been beautifully designed by former owners and further improved by the current occupants. There's a magnificent wisteria, attractive climbing roses, a rose walk that scents the air in summer and so much more to enjoy. You can stay fit and hold family tournaments on the hard tennis court, or simply sit out and relax – it's lovely and private out here. Your immediate surroundings are rural and green, which is rather deceptive – this may feel like country life but you're on the edge of the city, with supermarkets, regular buses, schools, shops, cafes, leisure facilities and more on the doorstep.

















THE ANNEXE













INFORMATION



On The Doorstep

The location here is a substantial attraction to this home. It has a rural, country air to it, yet it is just 4 miles to the city centre. From here it is easy to drive or catch the bus into the city. The university, hospital and research park are all very close by and it is a short drive out to the A47, with its major road connections. The neighbouring village Cringleford has a wide range of facilities including a first and middle school, surgery, post office and shop, recreation ground, village hall and church. Nearby Eaton, offers further facilities including Waitrose supermarket, public houses, takeaway, banks, hairdressers etc., as well as a large Tesco store at Harford Bridge.

How Far Is It To?

Norwich, the cathedral city and regional centre of East Anglia is a thriving city with an International Airport and a rail service from Norwich to London Liverpool Street (with a fastest journey time of 1 hour 30 minutes). There are many schools in both the private and state sector close to Keswick including Norwich High School for girls, Town Close Preparatory School, Norwich School, Hewett and Eaton schools. "Keswick is a fantastic place to live. It is so quiet here, yet we are within easy reach of the A47 and the A11, and we can be in the city in just five or six minutes. We are close to the university and the hospital, as well as good schools and shops."

Directions

Leave Norwich on the A140 Ipswich Road, taking the first major turn after exiting Norwich onto the B1113. Then take the next turning on your right-hand side onto Low Road, signposted Keswick. Continue along this road and then turn left, the property will be found straight ahead of you.

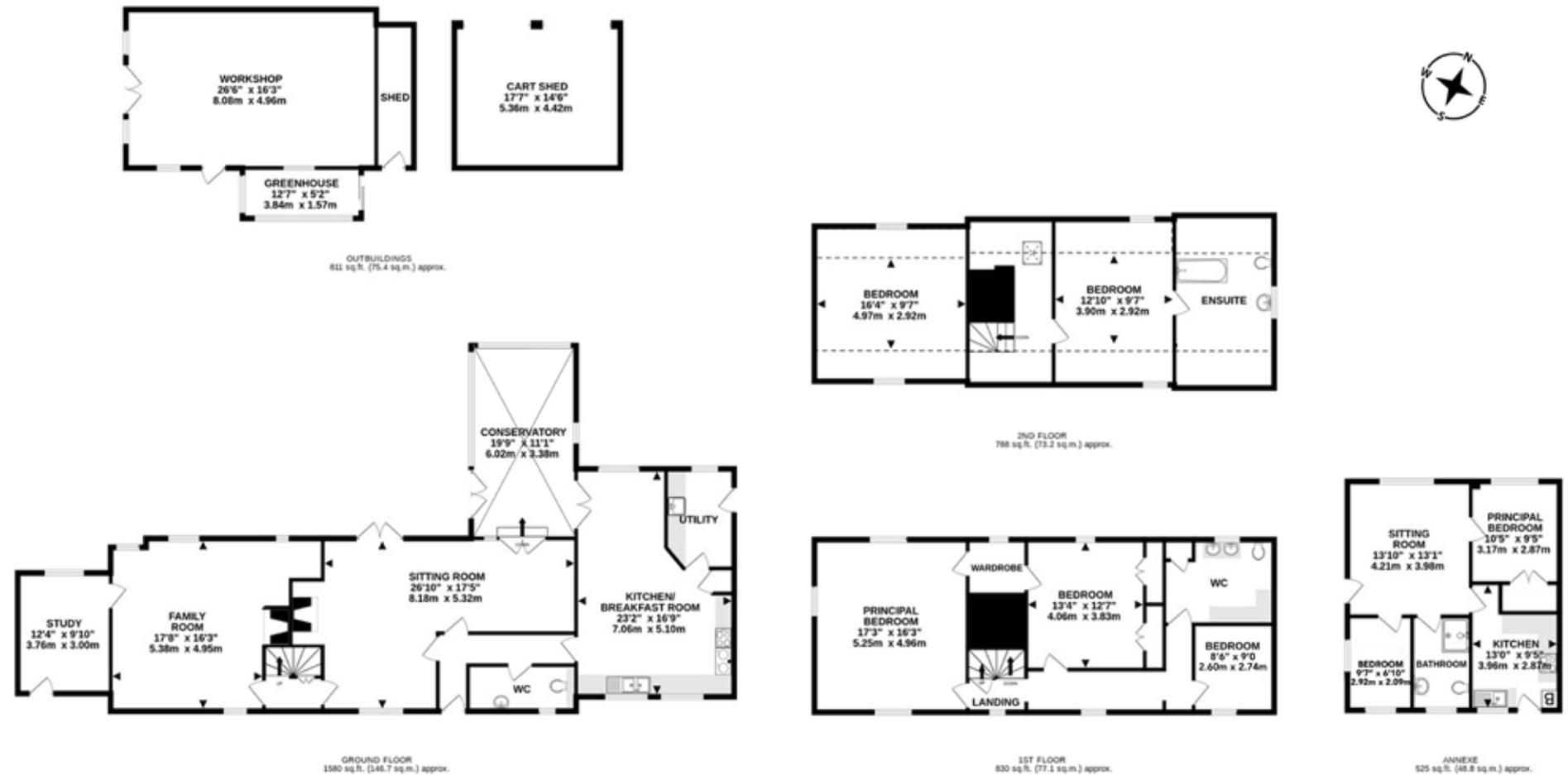
Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage
Part Fibre Broadband Available - vendor uses BT
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
South Norfolk District Council - Council Tax Band F
Freehold

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FLOOR AREA - HOUSE (EXCLUDING ANNEXE & OUTBUILDINGS) : 3198 sq.ft. (297 sq.m.) approx.
 TOTAL FLOOR AREA : 4534 sq.ft. (421.2 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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NB: DASHED AREA DENOTES RESTRICTED HEAD HEIGHT

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