



Daines Farm
West End | Saxlingham Thorpe | Norfolk | NR15 1UE

A SLICE OF COUNTRY LIFE



“This pretty thatched property has been sympathetically restored to a high standard, creating a wonderful family home that combines period charm with modern comforts. With further potential thanks to the outbuildings in the 5 acres of grounds, alongside stabling, paddocks, arena and orchard, this offers that dream country lifestyle, and it’s just a few miles outside the fine city of Norwich.”



KEY FEATURES

- A Pretty Thatched Grade II Listed Cottage with Equestrian Facilities and an Orchard in the Village of Saxlingham Thorpe
- Five Bedrooms and Three Bath/Shower Rooms
- Principal and Guest Bedroom both benefit from En-Suites
- Kitchen/Breakfast Room with Electric Range and Wood Burner
- Separate Utility and Ground Floor WC
- Three Reception Rooms, Two with Wood Burners
- An Abundance of Character throughout with Fireplaces, Exposed Brick and Beams
- Large Wooden Cabin with Three Bedrooms and Two Bathrooms, ideal for Secondary Accommodation
- Solid Oak BBQ Firehut with York Stone Fire Pit and Steel Fire Canopy
- Large Workshop with Three Storage Rooms Above
- The Grounds extend to 5.061 acres and the Equestrian Facilities include Three Stables, Paddocks and an Arena
- The Main Accommodation extends to 2,246sq.ft
- Energy Rating: C

Character and contemporary, city and country, space and seclusion, an active community – you have all of that here and more besides. A fabulous Grade II listed property that's been meticulously restored and extended, an idyllic and often elusive lifestyle for your family, whether picking fruit from your orchard, hacking out on the neighbouring bridle path, joining a group at the village hall, walking to the local primary, keeping chickens and collecting eggs – there's so much here to enjoy.

A Labour Of Love

This Grade II listed property dates back to 1532. The owners came across it when looking for a home that had period character, was walking distance to a pub or restaurant, set within a community, had land for their horses and a bridlepath nearby. This ticked all of these boxes for them but it was rather neglected and needed a lot of work. They commissioned a local historian to uncover the cottage's story and have documents dating back to the 1500s that will pass to the new owners. Once they knew the age of the cottage, they began a comprehensive renovation, stripping it right back to the original frame and extending to add more living space. The property has a complete oak frame, every beam in the original building was restored or replaced and all extensions are completely traditional oak framed in style, as used in 1532 Tudor times. All windows, stairs and doors are hand made from solid oak and where applicable, even hand made nails were used. They were also able to add underfloor heating and plenty of insulation, so unusually for a Grade II listed cottage it's very energy efficient. Even the well outside has been fully restored, it has original Tudor brick work and now has lights so looks magical at night.





KEY FEATURES

Family And Friends

It's proved to be a wonderful family home and the owners have made many memories here. Christmas is always magical, with the fires blazing away and cosy corners everywhere. It's also great for entertaining, with all the rooms so generously proportioned. Whether gathered by the farmhouse-style range for your morning coffee or hosting dinner parties in the formal dining room, it's definitely a place where people feel welcomed and comfortable. The owners have also created an outdoor entertaining area, with a BBQ hut in the orchard, so you can sit and take in the beautiful views and even watch your horses. The BBQ hut is made of solid oak, traditionally constructed and has a York stone fire pit and bespoke steel fire canopy. If the rain comes, you just head into the summerhouse and carry on. There's lots of wildlife to enjoy when you live here. You'll hear owls at night and spot kites, buzzards, deer and more in the surrounding countryside. There are excellent equestrian facilities, with a larger than average arena and several stables, so whether you take your riding seriously or your children have always wanted a pony, you'll be up and running right from the start. Kids will love the outside space here and you'll be pleased to see them active and outdoors. There's a tree swing under a big old oak tree and lots of room for a trampoline in the garden and for kickabouts on the lawn. There are a number of outbuildings here that add further potential, including a cabin and a workshop. The latter has been built so that it could easily be converted into another dwelling, 2 or 3 stables or even a car port if desired, subject to planning. The entrance to Daines Farm is by electric (fob and button and key code operated) solid oak double gates, to make your access easy.

Perfectly Positioned

The immediate surroundings are rural. You have very friendly neighbours but there's open farmland beyond, so it's lovely and peaceful and you feel wonderfully secluded. Head out on a bridlepath just outside the gate and you can connect with other bridle and footpaths taking you across the countryside. You'd be forgiven for thinking you're in the middle of nowhere, but you're actually incredibly well connected here. There's a primary school in the village, with buses picking up for both the local high school and for Norwich. The owners' children went to Wymondham College, catching the bus from Newton Flotman, which is a short walk away. Saxlingham Nethergate has a village hall with regular groups and events and a strong sense of community. There are cricket matches, carol singing, harvest festivals and more. When you need to go further afield, the beautiful and historic city of Norwich is only a few miles away and you're close to the A140 for easy travel out of the area.



















The Cabin











INFORMATION



On The Doorstep

Saxlingham Thorpe is a village found to the south of Norwich. With easy access to the A140 Ipswich Road the property is only a short distance north of the larger village of Long Stratton with its range of high street stores, garage, supermarket and range of schooling. Wymondham is also close and has some outstanding buildings including the striking Abbey, a good range of shops, public houses, cafes and attractive places to take a walk. It also offers some good schools and is home to the renowned Wymondham College. Wymondham is supported by its own railway station with links to both Norwich and Cambridge

How Far Is It To?

Norwich is located approximately 8.5 miles north with its wide range of leisure and cultural facilities as well as a main line rail link to London Liverpool Street and an international airport. The De Vere Dunston Hall Hotel is within easy access off the A140 offering over 150 acres of parkland, a spa, sauna and a fitness suite, while golfers will enjoy the golf course. The attractive market town of Diss is approximately 15 miles south-west of Saxlingham Thorpe with its large variety of shops, auction house and museum. It too boasts a main line rail link to London Liverpool Street.

Directions

Leave Norwich on the A140 Ipswich Road. Immediately after passing through the village of Newton Flotman, take a left hand turn onto West End and the property will be found further along on the left hand side before the bend in the road.

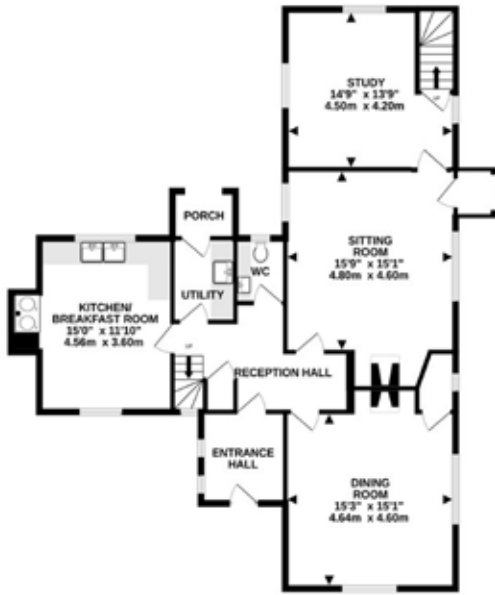
Services, District Council and Tenure

Oil Central Heating, Underfloor Heating to Ground Floor, Radiators to First
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Broadband Available - Mobile Connection with EE
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Freehold

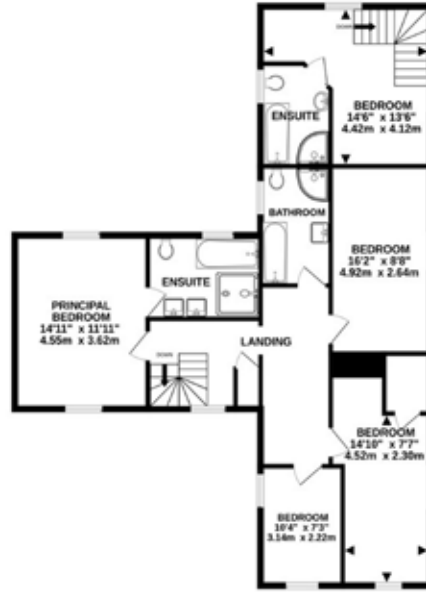
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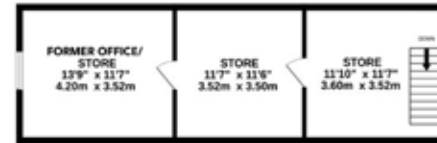
GROUND FLOOR
1174 sq.ft. (109.1 sq.m.) approx.



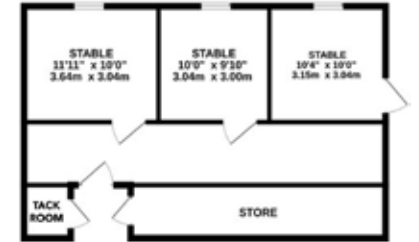
1ST FLOOR
1072 sq.ft. (99.6 sq.m.) approx.



CABIN
855 sq.ft. (79.4 sq.m.) approx.



WORKSHOP FIRST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



STABLES
617 sq.ft. (57.3 sq.m.) approx.



WORKSHOP GROUND FLOOR
747 sq.ft. (69.4 sq.m.) approx.



GARAGE
242 sq.ft. (22.5 sq.m.) approx.

WORKSHOP FLOOR
477 sq.ft. (44.4 sq.m.) approx.

Accuracy of the floor plan contained here, all is taken for any error, omission or mis-statement.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epca.gov.uk			

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