



Exceptional Country Residence with Established Holiday-Let Business offering space, privacy and versatility.

OIRO
£1,650,000

Exceptional Country Residence with Established Holiday-Let Business offering space, privacy and versatility.

Birchwood House is an Exceptional Country Residence with Established Holiday-Let Business offering space, privacy and versatility on an impressive scale. This spacious detached house provides approximately 6,750 sq ft of accommodation and five fully equipped holiday lets, extending the total accommodation by a further 4,350 sq ft. The holiday homes offer a superb income-generating opportunity, producing around £90,000 per annum from school-holiday letting only, with potential to at least double turnover through year-round operation.

Tenure: Freehold

EPC: D (Main house) C (Holiday Lets)

Council Tax: G

Business Rates - Holiday Lets : Current rateable value £13,000 p.a.





This spacious detached house provides approximately 6,750 sq ft of luxurious accommodation, beautifully arranged to suit modern family living while embracing its rural surroundings. In addition, the property benefits from five fully equipped holiday lets, extending the total accommodation by a further 4,350 sq ft. These versatile holiday homes offer a superb income generating opportunity, financial reports can be produced when needed, depending on how you decide to run them, or alternatively provide ideal multi-generational living, guest accommodation or ancillary family space. Set within approximately 2.2 acres of established gardens and grounds, Birchwood House enjoys a wonderfully private setting. The gardens are thoughtfully laid out and include formal lawns, an orchard and meadow, creating a picturesque and tranquil backdrop. For leisure and recreation, the property also boasts a swimming pool, gymnasium and tennis court, offering an enviable lifestyle rarely found in a single home.



Despite its peaceful countryside position, Birchwood House is conveniently located close to the historic market town of Wymondham, renowned for its beautiful abbey, independent shops, cafés and comprehensive amenities. The property also lies within the catchment area of the highly regarded Wymondham College, noted for its Outstanding Ofsted rating, making it particularly appealing to families. Birchwood House is a rare opportunity to acquire a substantial and versatile country home that effortlessly combines luxury living, lifestyle facilities and investment potential, all within easy reach of town amenities and highly regarded schooling.



Utility Room

3.2m x 2.46m (10'6" x 8'1")

Sitting Room

6.28m x 5.39m (20'7" x 17'8")

Kitchen / Dining / Family Room

9m x 8.11m (29'6" x 26'7")

Inner Hall

5.01m x 3.57m (16'5" x 11'8")

TV Room

4.05m x 3.57m (13'3" x 11'8")

Laundry Room

3.2m x 2.72m (10'5" x 8'11")

Swimming Pool Area

15.95m x 11.34m (52'3" x 37'2")

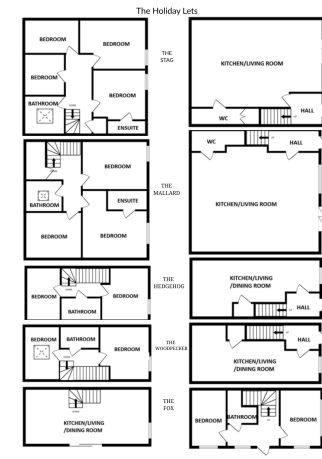
Landing

7.85m x 3.57m (25'9" x 11'8")

Main Bedroom

6.75m x 5.3m (22'1" x 17'4")





Ensuite

Bedroom Two with access to second floor

7.8m x 5.38m (25'7" x 17'8")

Second Floor area

4.32m x 4.24m (14'2" x 13'11")

Bedroom Three

5.23m x 3.58m (17'2" x 11'9")

Bedroom Four

4.05m x 3.57m (13'3" x 11'8")

Bedroom Five / Study

5m x 4.32m (16'4" x 14'2")

Outside

The gardens are thoughtfully laid out and include formal lawns, an orchard and meadow, creating a picturesque and tranquil backdrop. For leisure and recreation, the property also boasts a swimming pool, gymnasium and tennis court, offering an enviable lifestyle rarely found in a single home.

Plot Size approximately 2.2 acres

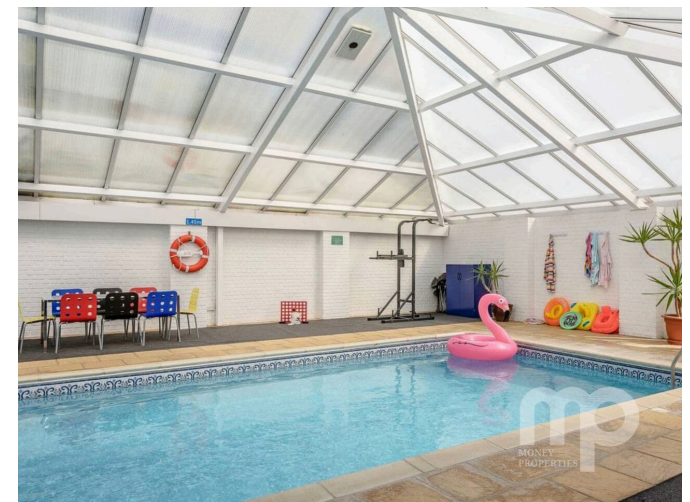
Gymnasium

5.43m x 4.4m (17'9" x 14'5")

Full Size Tennis Court

Holiday Cottages

These versatile holiday homes offer a superb income-generating opportunity, currently producing around £90,000 per annum from school-holiday letting only, with clear potential to at least double turnover through year-round operation. Financial reports can be produced when needed. Alternatively, the accommodation can provide ideal multi-generational living, guest accommodation or ancillary family space.





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

More information call us:

 01953 423006