



Pond Farm  
Great Moulton | Norwich | Norfolk | NR15 2AR

# AN EXTRAORDINARY OPPORTUNITY



Set in a superb rural location, this three-bedroom residence with annexe potential, captures the very best of countryside living. With generous accommodation, remarkable land, and unrivalled lifestyle potential, it stands as a truly rare offering and all within easy reach of commuting and travel routes.



# KEY FEATURES

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- Fabulous Rural Farmhouse
- Excellent Grounds Extending to Around 2.6 Acres (stems)
- Potential Equestrian Yard with Generous Hardstanding and Flat Pasture
- Potential Annexe Including Office/Sitting Room, Bedroom, Shower Room and Kitchen Area
- Three Comfortable Bedrooms
- Dual-Aspect Sitting Room
- Dining Room and Fitted Kitchen
- Utility Room and Separate Study
- First Floor Bathroom and Ground Floor Cloakroom
- No Onward Chain

The current owners were drawn to the property by its potential for family and business life to blend – they have a small head of cattle and also run a family business from his gorgeous clay lump cottage dating back to circa 1840. The home has undergone extensive renovations with comfort and charm at the heart, featuring generously proportioned rooms and a warm, inviting atmosphere. It has been recently rendered outside with many internal rooms redecorated - its flowing layout provides both practicality and sophistication, ideal for modern country living.

## Step Inside

Enter through the traditional front door into the hallway with practical hard flooring and stairs straight ahead. To the right, the dual aspect sitting room, with solid wood flooring is filled with natural light and provides an inviting space for relaxation, with cosy exposed brick fireplace housing a wood burner, this is the go-to spot for snuggling down of an evening. The separate dining room to the left, offers an area ideal for both weekday family meals and entertaining and at Christmas the table extends to accommodate ten people for celebrations. Coming back into the hallway, the expansive kitchen with double butler sinks and huge Rangemaster makes it easy to feed a crowd, and the cupboard space is extensive for storing all those necessary modern appliances. Just through the kitchen is the family room, a really versatile space – with uses including a much needed second lounge for teens, a quiet reading spot escaping the TV or a more functional space for laundry and that always needed extra freezer. Additional ground-floor accommodation includes a utility room with stable door, so handy, and a cloakroom providing excellent practical aspects for country life, the perfect spot for walking boots and muddy paws and the current owners tend to use this entrance mainly. A purpose-built office and car port replaced the old clay lump outbuilding and now offers great business space set cleverly away from the family areas and easily offers opportunity for annex use. House/yard/office/workshop building have 100amp electric supply and the compliant septic tank and all drainage work only 5 years old, so the home is futureproofed too.





# KEY FEATURES

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## Welcome One And All

There is annexe potential to use the office area and space above the car port which further enhances the accommodation. It includes a fine entrance hall area, featuring beautiful stone tile flooring originally from a Romanian church, so pretty. The large office/sitting room, a wet/shower room, a kitchenette area (not yet fitted), and oak stairs leading to two first-floor rooms, one of which is ideally suited as a bedroom, make this a flexible space. From the first floor you can enjoy stunning countryside views as far as Wymondham on a clear day! Plumbing and water connections are already in place for new owners to add a first-floor shower room if required plus you could even install a full glass wall at the entrance to the carport and convert this space too - affording restful views of the meadows stretching away in front of you. This entire space is perfect for multi-generational living, guest accommodation, or ancillary income generation and homeworking with studio space, and with air source heating installed in 2025 in this section of the property, its futureproofed too. The main residence also enjoys current planning permission for a five-metre extension at the rear of the house, into the gravelled gardens so further potential for extension is available too and plans are available to prospective buyers.

## Sleep Well

A traditional wooden staircase guides you to the first floor where you find three generous, comfortable bedrooms, served by a first-floor family bathroom. The east facing bedroom with two large windows gives a wonderful fresh morning light whilst the west facing bedroom again with two windows and also a brick fireplace, is an inviting space in the evenings. Each bedroom enjoys a peaceful outlook over the surrounding countryside, reinforcing the home's tranquil rural setting.

## Step Outside

The approach to this home is quiet and peaceful, just off a country road with wide concrete drive, plentiful parking space, and car port. The property's stunning surroundings stretch across approximately 2.6 acres, comprising excellent pastureland where the current owners currently keep a small head of cattle, high-quality outbuildings, a substantial hardstanding area, various storage buildings and the cattle shed. The 100ft Nissan hut at the far end of the plot, comes with modern electrics and water connected, plus G-byte internet connection and also benefits from vehicle access off Gore Lane, providing potential for conversion again into a home working environment with separate access if desired. All these features along with the well-maintained grounds make it particularly attractive for those seeking equestrian potential, market gardeners, a smallholding lifestyle, or versatile outdoor workspace.























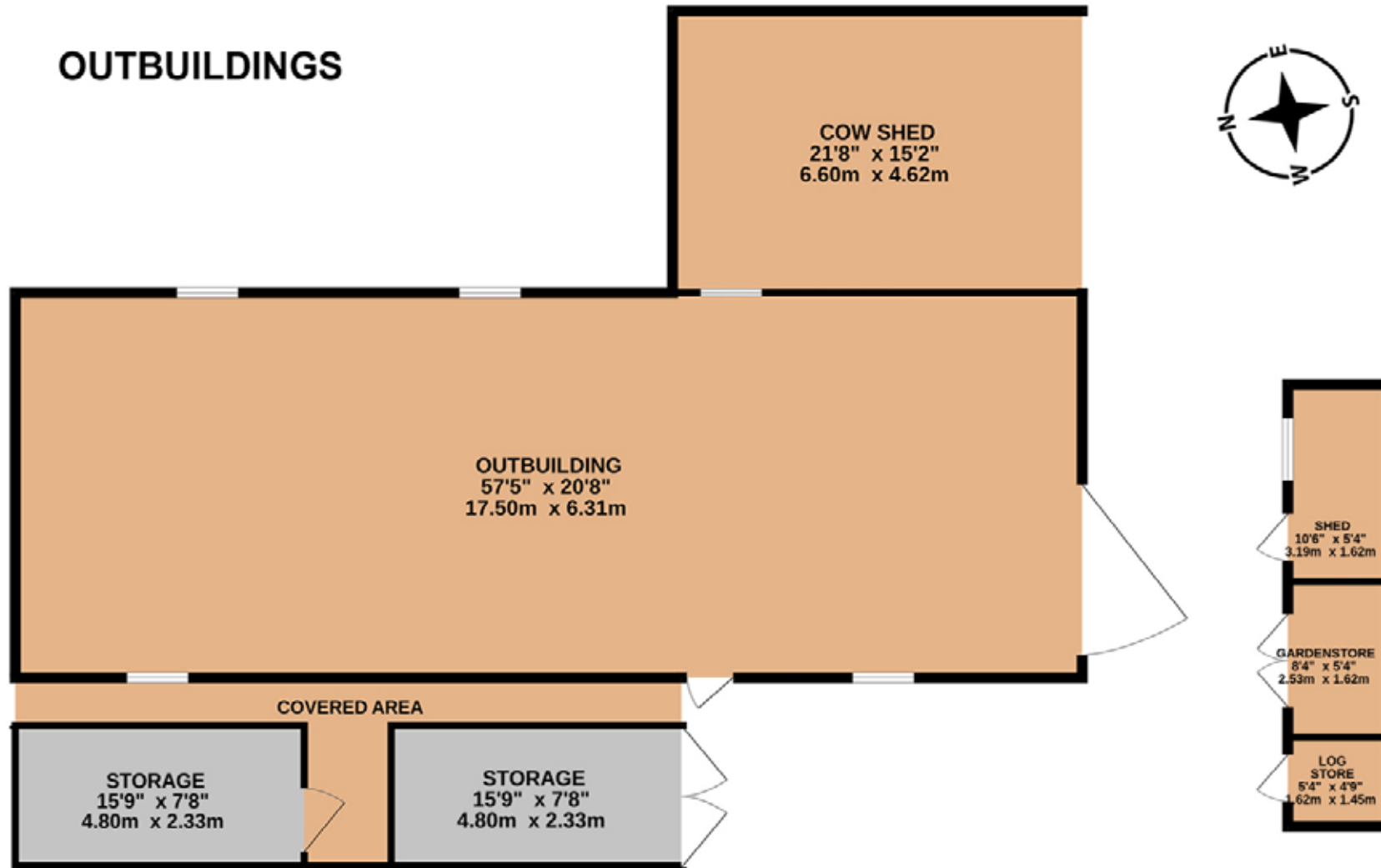








# OUTBUILDINGS



# INFORMATION

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The setting is private, with the main house bordered by hedges giving fully enclosed formal grounds including wraparound lawns making a safe space for children to play, with idyllic open views and ample space to enjoy the outdoors. The current owners have had lots of fun parties and celebrations here including a marquee in the garden and with the hot tub privately placed behind the office, there is no better way to finish an evening than by relaxing with a glass of fizz and star gazing. Just outside the formal gardens is a beautiful willow tree, sweeping over the pond, which is functional for the farmland drainage.



## On The Doorstep

Great Moulton is a rural village situated between the market town of Diss and the well served village of Long Stratton. The village has Public House and is also served by a bus route to the Cathedral City of Norwich.

## How Far Is It To....

The nearby South Norfolk village of Long Stratton offers a wide range of day-to-day shopping facilities as well as primary and secondary schooling, doctors' surgery, post office, and veterinary practice. The village also offers excellent transport links with a regular bus service to Norwich and Diss both just 11 miles away and both offering train links to London in under 90 minutes making an easy commute.

Directions: The property is located on Frith Way and the corner of Gore Lane

## 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 [///comments.feel.scrolled](https://www.what3words.com/)

## Services, District Council and Tenure

Oil Central Heating

Mains Electricity & Water

Drainage - Private Septic Tank Drainage

Broadband Available - Broadband into the house is GB in and out provided by B4RN

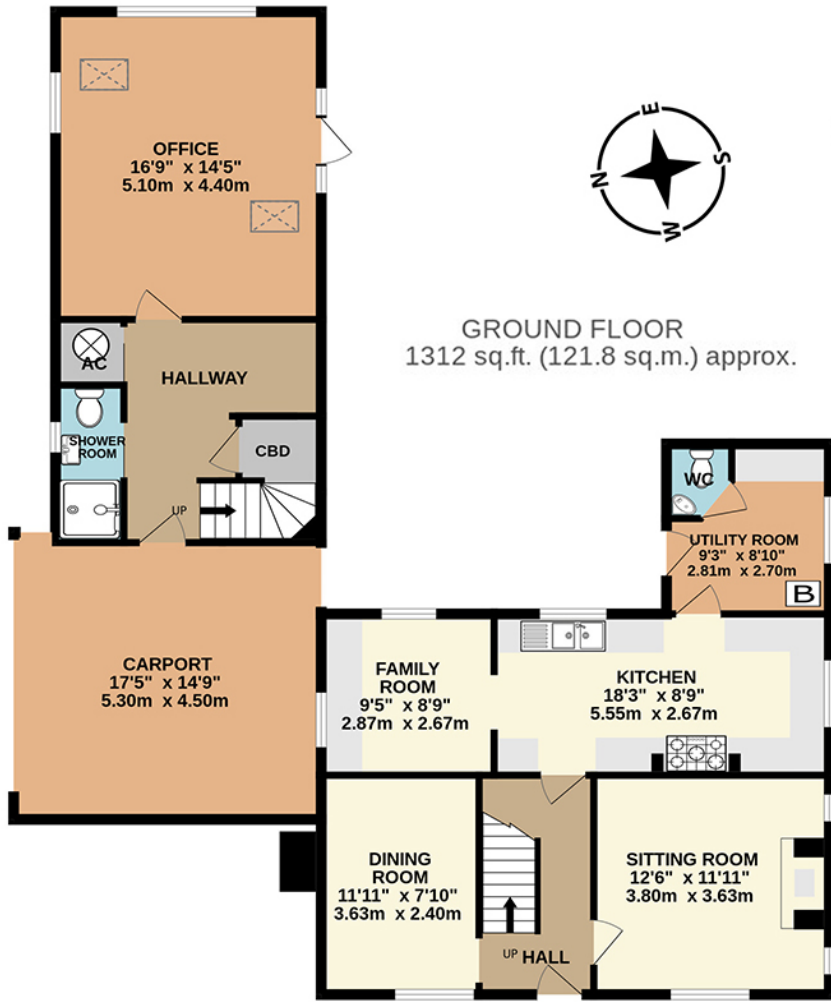
Please check [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker).

Mobile Phone Reception - varies depending on network provider Please see [www.ofcom.org.uk](http://www.ofcom.org.uk) to check.

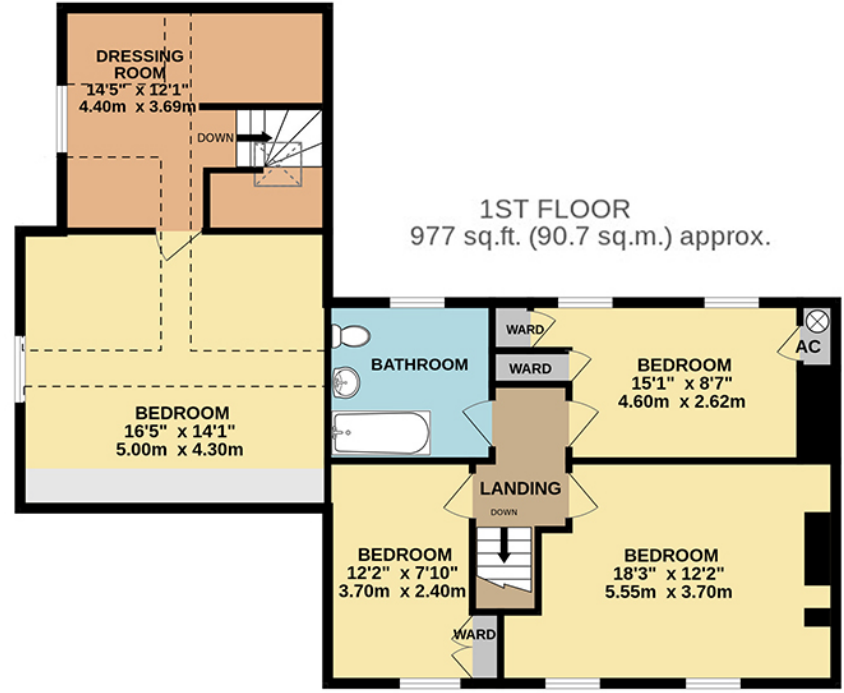
South Norfolk District Council - Band D- Freehold

EPC - E

Agents Note: The hot tub is available at extra cost £15,000 + vat



**TOTAL FLOOR AREA (approx.)**  
 Main Accommodation: 1299 sq.ft (120.64 sq.m) -  
 Annexe: 744 sq.ft (69.15 sq.m)  
 Outbuildings & Carport: 2270 sq.ft (210.9 sq.m)  
 Measurements are approximate. Not to scale. Illustrative purposes only.  
 Produced for Fine & Country Estate Agent.



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.

Energy Efficiency Rating	
Current	Potential
<small>Energy efficiency class - based on energy costs</small> A (91+)	
<small>Energy efficiency class - based on energy costs</small> B (81-90)	
<small>Energy efficiency class - based on energy costs</small> C (69-80)	
<small>Energy efficiency class - based on energy costs</small> D (55-68)	
<small>Energy efficiency class - based on energy costs</small> E (39-54)	
<small>Energy efficiency class - based on energy costs</small> F (21-38)	
<small>Energy efficiency class - based on energy costs</small> G (1-20)	
	B4
	D4

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