



Honeybourne
Great Ellingham | Attleborough | Norfolk | NR17 1LN

THE GOOD LIFE



This handsome five-bedroom detached residence sits proudly within approximately 1.8 acres (stms) of beautifully established grounds. Framed by mature trees, lawns and colourful planting, the property enjoys an idyllic setting that perfectly combines elegant family living with an exceptional registered smallholding yet is just two miles from the amenities and rail connections of Attleborough.



KEY FEATURES

- A wonderful five-bedroom detached property
- Principal Bedroom with ensuite
- A 1.8-acre smallholding (stms)
- Huge established kitchen garden
- 5 Chicken runs and a cut flower area
- 0.75-acre paddock
- Double garage and parking for multiple vehicles
- Wonderful sought-after village with a great pub and shop
- A short drive from the train links and amenities of Attleborough
- Immediate access to country walks

The current owners fell in love with this property due to the space inside and outside but also due to the thriving village location and an easy commute to Norwich and Cambridge. They have maintained the home well, replacing bathrooms and cloakroom and have enjoyed the outside space tremendously, for family gatherings, social events and a sustainable lifestyle.

Step Inside

Stepping into a welcoming entrance hall you find to one side, the generous kitchen, while the formal dining room sits opposite, providing a wonderful balance and flow of everyday practicality and elegant entertaining. The bright dual-aspect kitchen has been thoughtfully designed for both family life and hosting, offering generous work surfaces, a breakfast bar and abundant storage. The Range cooker has gas hobs and a special wok burner and 2 electric ovens, perfect when catering for Christmas or other large gatherings. Adjacent are a practical utility room and cloakroom. The formal dining room provides an elegant setting for celebrations and family gatherings, with space for a huge table, while also offering flexibility to become a second lounge if desired. The impressive sitting room centres around a beautifully crafted floor-to-ceiling brick fireplace with an open fire, creating a cosy atmosphere in the cooler months. Doors lead into the large conservatory with central heating, currently enjoyed as a summer dining room, (but in Spring is used like a greenhouse for starting off seedlings!) offering panoramic views across the gardens, a peaceful spot. Doors opens directly onto the terrace, creating an easy transition for alfresco dining. On the opposite side of the house, the family room offers exceptional versatility as a television room, children's playroom, with study just next to it. With double doors opening directly onto the garden and convenient access to the cloakroom, this room could also serve as an ideal ground-floor guest suite or accessible bedroom for multi-generational living.





KEY FEATURES

Explore Upstairs

Upstairs, a bright and spacious galleried landing leads to five beautifully proportioned double bedrooms and the contemporary family bathroom. Large windows throughout ensure every room enjoys an abundance of natural light and a relaxing view; the back bedrooms look over the fields and paddocks whilst the front rooms look out towards mature trees and lawns. The principal bedroom benefits from its own chic en-suite, creating a peaceful retreat at the end of the day. These rooms again offer versatility, whether wanting a home office tucked away, a teens TV den or hobby rooms.

Step Outside

The property is set back from the road with a long gravel driveway flanked by lawns, mature trees, shrubs and established flower beds offering privacy and a wonderful sense of arrival. A generous terrace extends directly from the family room and conservatory, providing the perfect setting for summer entertaining or evening drinks listening to the birds, whilst a smaller secluded patio beside the potting shed offers a charming place to pause for a morning cuppa, surrounded by flowers. Throughout the gardens, mature trees offer welcome shade during warmer months, while the lawns provide space for children to play and adults to relax. The garden and paddock have seen camping out, bouncy castles and games and has also hosted the Norfolk Smallholders group with ample parking for multiple vehicles. The double garage has been built with future conversion in mind, subject to planning permissions, offering exciting potential for additional accommodation, a home office or annexe.

The Smallholding Lifestyle

Registered as a smallholding and extending to approximately 1.8 acres, this property offers opportunity to enjoy a self-sufficient lifestyle. The current owners have created a substantial, highly productive kitchen garden with 30 beds for growing an abundance of fruit, vegetables and herbs. Most of the garden is run on organic principles with no chemicals used and the growing areas and hen runs are enclosed with stock fencing. A dedicated cut flower garden allows for beautiful seasonal blooms, while the potting shed, storage shed and polytunnels provide everything needed for year-round cultivation. Five established chicken runs make keeping poultry both practical and rewarding, while the approximately 0.75-acre paddock offers space for grazing animals, for stables and outbuildings, or even a football pitch, just create your own vision. The owners have actively encouraged biodiversity, with part of the land rewilded, attracting birds including Red Kites, Owls and a friendly Robin along with butterflies, dragonflies, pollinators and hedgehogs too. Whether your ambition is to embrace sustainable living, keep animals, or enjoy a peaceful country life, this home provides endless possibilities.





























INFORMATION



On the Doorstep

Great Ellingham offers a village shop/post office, pub, a village hall which runs Foodie Fridays and other events and has a primary school. Secondary education can be found close by in Attleborough and Wymondham. There is a cake shed outside someone's house if you fancy a treat and the village also runs a Teddy bear festival each summer raising money for local charities.

How Far Is It To.....

Great Ellingham sits approximately 2 miles north-west of Attleborough and 8 miles from Wymondham, with both towns offering a wide variety of amenities including GP, dentist, vets, farmers markets and rail links for commuters. The A11 is within easy reach for the M11 towards London and wider road connections. For days out the beach is around an hour away and Thetford Forest, fabulous for walking and cycling trails, is around 25 minutes' drive.

Directions

From Diss head west on the A1066 and turn right onto Church Road in South Lopham. Follow the road north through Quidenham and Eccles until you meet the Hargham Road. Join the A11 and go northeast to the next junction where you take the first exit to Great Ellingham. Follow the road all the way up to Long Street and the property is on your right.

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 [///motivates.snack.nuzzled](https://www.what3words.com/)

Services, District Council and Tenure

Oil Central Heating, Electric Water Heating, LPG Cooking gas

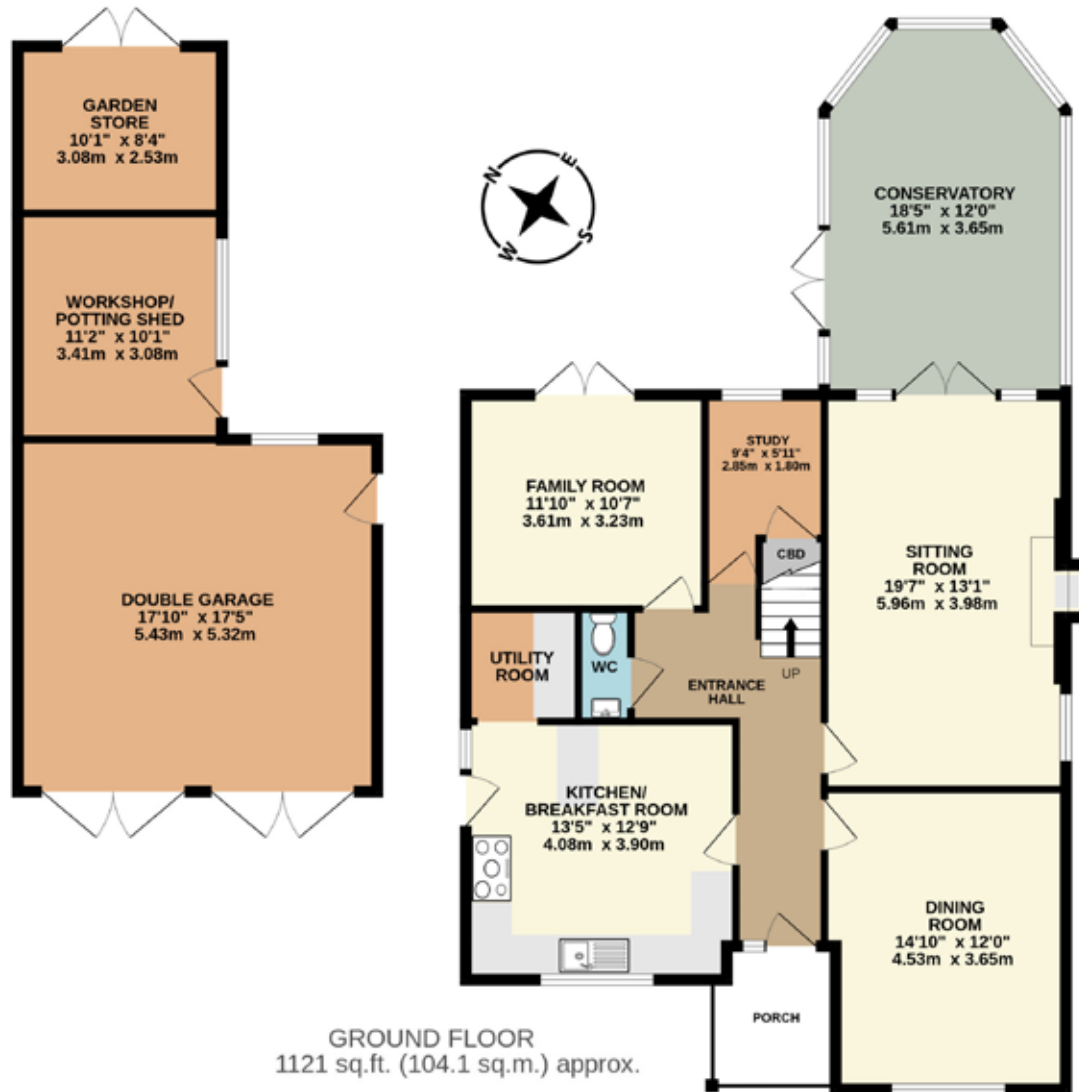
Mains Electricity, & Water

Drainage -Septic Tank

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 E– Freehold

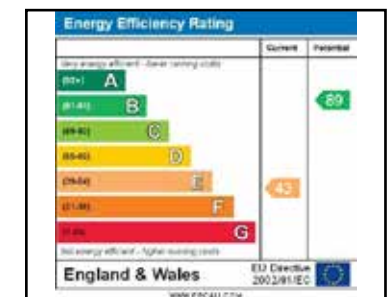
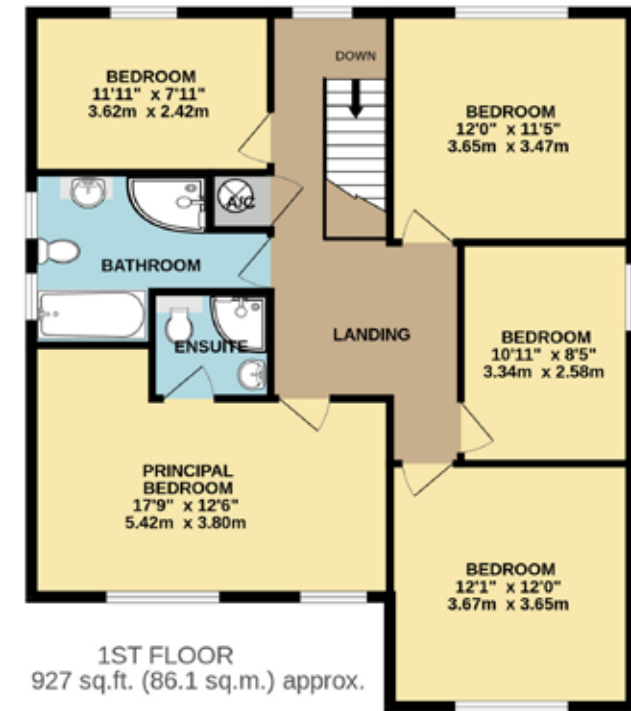


TOTAL FLOOR AREA 2555 sq.ft. (237.4 sq.m) (approx.)

Accommodation: 2048 sq.ft (190.2 sq.m) - Garage/Outbuildings: 508 sq.ft (47.2 sq.m)

Measurements are approximate. Not to scale. Illustrative purposes only.

Produced by HomeSight Studios 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.



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation

