



Fernlea
Main Road | Ormesby St. Michael | Norfolk | NR29 3LN

 FINE & COUNTRY

LIFE WITHOUT LIMITS



Looking for a home that's a haven? A party pad? For multi-generational living?

Somewhere with ample office space for your business?

Or simply the perfect place to raise your children, through every stage of family life?

This spectacular property, in around 2.5 acres of secluded grounds, ticks all of these boxes and plenty more besides, and allows you to live the life you've always dreamed of.



KEY FEATURES

- A Stunning Property that combines Period Charm with Modern Additions enabling Multi-Generational Living in the Broads Village of Ormesby St. Michael
- Seven Bedrooms and Three Bath/Shower Rooms
- The Principal Bedroom benefits from Walk-In Wardrobes, an En-Suite and a Balcony with Views over the Grounds
- Magnificent Kitchen/Breakfast Room with Feature Fireplace and Multiple Doors to the Garden plus a Second Kitchen
- Four Reception Rooms and a Dedicated Office
- Impressive Quadruple Garage with Loft Space Above providing Further Potential and Plenty of Parking
- Outbuildings include a Tack Room and Three Store Rooms
- The Grounds extend to 2.5 acres with Field Views and a Long Sweeping Driveway
- The Main Accommodation extends to 5,375 sq.ft
- Energy Rating: D

Beautifully positioned in a friendly village, between the Norfolk Broads and the east Norfolk coast, this stunning home perfectly blends period character and modern style, with the original cottage significantly extended in an eye-catching contemporary style.

Beautifully Blended

It's almost as though you get two homes in one here. There's the charming original cottage, dating back to the 18th century, with beams, exposed brick, fireplaces and a wonderfully relaxing and cosy atmosphere, then you have the newer additions, with magnificent open plan areas ideal for family life and entertaining, plus luxurious touches such as walk-in wardrobes and a dressing room. It all comes together to make a highly memorable and very appealing family home. The current owners have been here for more than 25 years and the previous occupants were here for 45 years, so you can see this is the kind of home where you can settle, knowing it will continue to meet your changing needs in the years to come and will rise to every occasion.

A Home For All Seasons

One of the things that most stands out when you visit this property is how comfortable it feels, how homely. The owners have entertained on many occasions over the years and they confirm that friends and family love to visit. You have plenty of parking for guests and lots of space in which to host them, from the magnificent kitchen, to the large family room. These two rooms alone have four sets of doors onto the garden, so in winter you get plenty of light, while in summer there's an easy flow between the inside and outside space.





KEY FEATURES

Overnight guests are never an issue - you have seven bedrooms and three bath or shower rooms, in addition to two cloakrooms. The property also lends itself to family life, with the main kitchen the hub of day to day living, a layout that makes it easy to keep an eye on little ones, plus the space for teens to do their own thing. It would also be perfect for multi-generational living, as there are bedrooms up two separate staircases, plus two separate kitchens. The owners had family living with them for a couple of years and found it to work very well, with everyone enjoying their independence. At Christmas, the owners put up four different trees, enjoying both traditional and modern decor to suit different parts of the house. The cinema room is a hit all year round, and in summer you can host garden parties. Everything has been finished to an incredibly high standard and designed to stand the test of time - for example, the kitchen has a Sonos sound system, granite worksurfaces, a split level island with breakfast bar, feature fireplace with wood burner, plus fitted microwave, coffee machine, two dishwashers, a deep fat fryer and both teppanyaki and charcoal grills, so keen cooks will be in their element here.

Work, Rest And Play

The house has great versatility, with a generous office with standalone access, so you can work from home or run your business here, closing the door and leaving it behind as you come back into your home. There's also a large garage with a fully boarded and plastered loft space above, so it's ready for conversion, subject to planning. Even the stables are block built with a timber face, so everything is built to last. You have 2.5 acres to play with - and a deep bore hole feeding a sprinkler system, so even in a heatwave, you can grow your own produce and keep your lawn green. The owners have a fenced off paddock where they keep chickens and have bonfire parties in the autumn. This would be perfect for a pony or goats. The whole plot is incredibly secure and gated, and you have CCTV with good camera coverage, so you can let children or dogs play in the garden safely, keep an eye on them, and you know they can't get out. It also means when you close the gates, you leave the outside world behind and you can truly unwind in your own piece of paradise. You have a lovely outlook across fields and to the pretty village church, and you can walk to the pub, a farm shop, takeaway, several restaurants and cafes, and much more. There's a village hall and primary school, as well as a GP surgery and dentist, so you're very well served here. You're walking distance from the Broads, so you can set sail as much as you like, or head out and watch the wildlife. You're also only a short drive from the beautiful coast. This stretch of coastline isn't as well known as north Norfolk and, as a result, it's much quieter, great for families, walkers and for dogs.

































INFORMATION



On The Doorstep

The villages of Ormesby St Michael and St Margaret are historical and traditional villages close to the Norfolk Broads National Park. They have a thriving community located north of Great Yarmouth, the coastline is 2.5 miles distant offering both tranquil and beautiful scenery. Ormesby St Margaret offers a range of shops, services and local facilities within a strong and vibrant community which include a pharmacy, dentist, a Spar with post-office, 24-hour petrol station and shop, a farm shop and a green grocer, take-aways, restaurants and two pubs. There are also schools and a medical centre. There are regular bus services to Lowestoft, Great Yarmouth and Martham. Access to both Norwich and Great Yarmouth is provided by the A47, London and motorways are accessed by the A12 from Great Yarmouth and the A11 from Norwich.

How Far Is It To?

The cathedral city of Norwich is 20 miles away and has excellent educational, cultural and recreational facilities. There is a regular rail service to London Liverpool Street and Norwich airport provides daily flights internally, to Europe and beyond. The North Norfolk Coast is within easy reach with its quaint villages and sandy beaches. Favoured spots include Holt, Wells-next the-Sea, Blakeney and the Burnhams. A 50 minute drive south will see you arrive at Thetford Forest with its many nature trails and bicycle paths whilst Stansted Airport is a further hour drive with its many destinations offered throughout mainland Europe.

Directions

Leave Norwich on the A47 heading towards Great Yarmouth, At the Acle roundabout take the 2nd exit onto A1064 to Caister on Sea and Hemsby. Turn left onto Main Road/B1152 and then right onto Mill Lane/B1152. Turn right onto High Road/A149 and the property will be found on the right hand side clearly signposted with a Fine & Country For Sale Board.

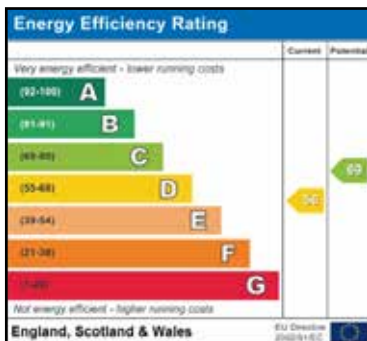
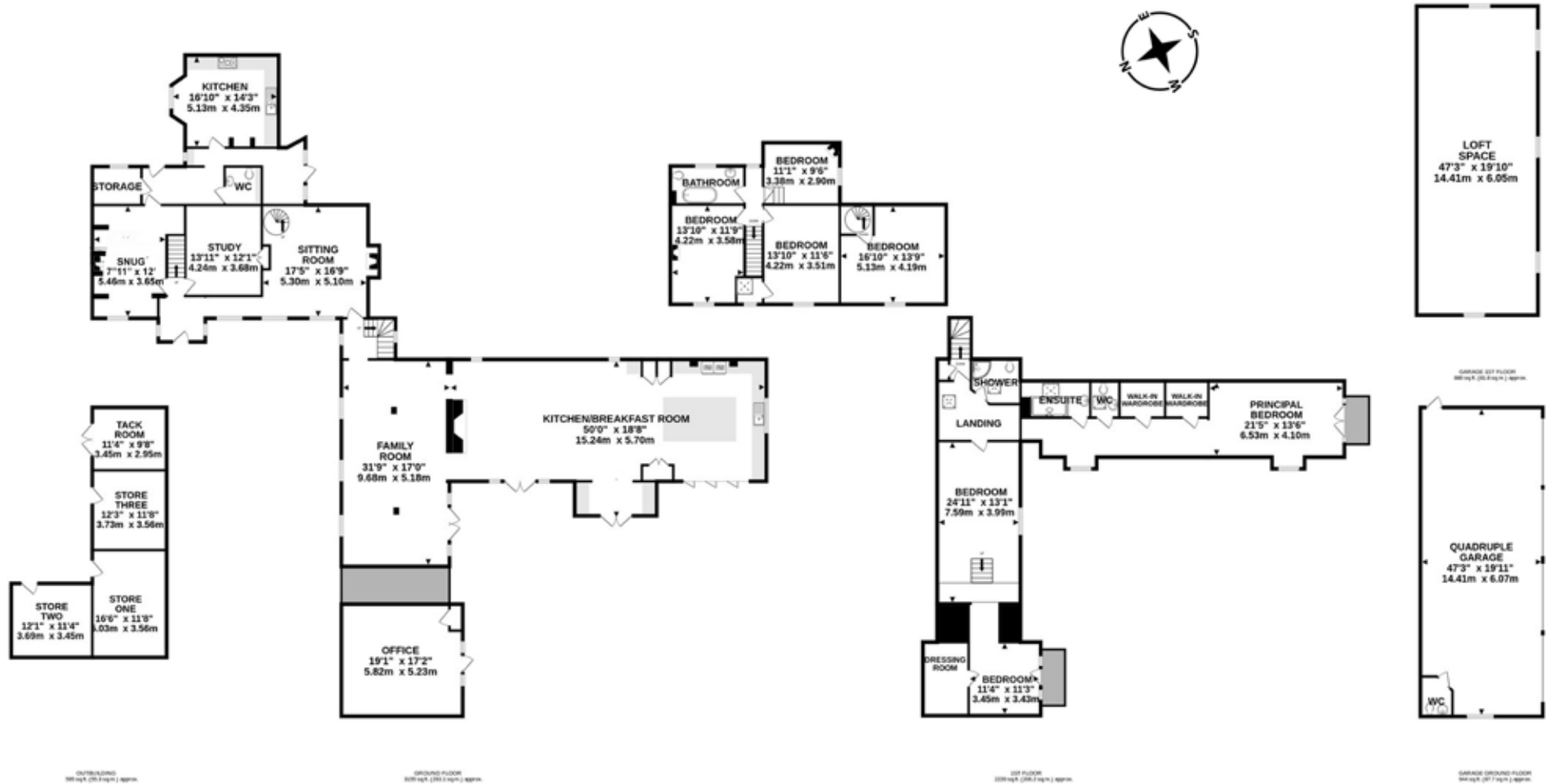
Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage
Cable Broadband Available - vendor uses BT
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
Great Yarmouth Borough Council - Council Tax Band D
Freehold

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FLOOR AREA - HOUSE (EXCLUDING GARAGING & OUTBUILDINGS) : 5375 sq.ft (439.3 sq.m.) approx.
 TOTAL FLOOR AREA : 7794 sq.ft. (724.1 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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For a free valuation, contact the numbers listed on the brochure.





FINE & COUNTRY

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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.

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