



Tolls Hill
Wroxham Road | Rackheath | Norfolk | NR13 6LZ

 FINE & COUNTRY

WANDER IN THE BLUEBELLS



“Make your way through the woods, admiring the mature trees and the play of sunlight through the branches, head down the long drive and you’ll see this house begin to reveal itself as you approach the clearing.

Set in 28 acres of ancient woodland, it’s a peaceful paradise. It’s also a magical place for children, for anyone looking to become more self-sufficient, those who love the natural world and anybody wanting seclusion.

All this and you’re just ten minutes from Norwich in one direction and Wroxham the other.”



KEY FEATURES

- An Amazing Opportunity to Acquire a Bespoke Build Home in 28 acres of Ancient Woodland and Bluebells
- Two Bedrooms - One with a Balcony, First Floor Bathroom and Ground Floor Shower Room
- Kitchen/Breakfast Room with Separate Utility Room and Adjacent Large Store Rooms
- Two Reception Rooms
- The Outbuildings include a Carport, Workshop, Glasshouse and Covered Storage Areas
- The Grounds extend to 28 acres with Woodland that Blooms throughout the Spring with Snowdrops, Daffodils and Wood Anemones before a Spectacular Carpet of Bluebells
- Long Drive Approach
- The Accommodation extends to 2,373sq.ft
- Energy Rating: TBA

Imagine a place where you leave the outside world behind, where you can take a deep breath and fill your lungs with fresh air, where there's always something new to see as the seasons change around you. This bespoke build sits in an incredibly unusual position, close to Norwich and to the Broads, yet so tucked away that you have your own piece of paradise. A home with outbuildings and so much more to enjoy, come to view and you won't want to leave!

Truly Unique

The house was built in the 1980s on the site of a former gate house for nearby Rackheath Hall. The drive here, which continues into a woodland track, was the original driveway approaching the hall. The house has always been a family home and has been in the same ownership since completion in 1986. The property sits in a clearing within the woods and benefits from spacious rooms and plenty of light. There is scope to update it but there's no work that needs to be done and you could move in straight away and embrace the lifestyle on offer here. The woods themselves have been extremely well maintained, with non-native species removed and replaced with native trees to create a diverse natural habitat that's a haven for wildlife of many kinds. This is a long established ancient woodland with an impressive population of large trees including hornbeam and small leaved lime pollards.





KEY FEATURES

A Peaceful Place

The family ran a local business for many years and their home was a retreat from the hustle and bustle of the working day. It's easy to see that you can relax and unwind here, living outside everyday pressures and embracing a more peaceful pace of life. There's certainly plenty of room to potter, and you can grow your own fresh produce in the glasshouse (the family grew food here along with grapes for wine) and the kitchen garden, as well as sampling fresh fruit from the trees. The view from the kitchen window makes the post-meal washing up seem rather less onerous! There's a large outbuilding with plenty of storage and workshop space to run a business or indulge in hobbies.

Truly Magical

When the children were growing up here, they had a wonderful time exploring the woods, building dens, climbing trees, watching the neighbouring farmers in the surrounding fields and spotting wildlife. There's always something new to see and the family would share their discoveries over dinner each evening. In fact, one of the children went on to become a highly respected tree surgeon after spending much of his childhood here in the woods. The family confirm that there's always life in the woodland, with a variety of light regimes, increasing plant diversity and lots of feeding opportunities attracting birds, bugs and mammals. From badgers and foxes to corvids and raptors, including the occasional red deer, you feel well away from the outside world but immersed in nature in so many forms. The woodland changes with the seasons and evolves over time, so hour by hour and day by day there's always something new to see.

Venturing Beyond

You might not want to tear yourself away from the woodland here – and you'll be inundated with visits from friends and family who will want to spend time here too, but when practical necessities beckon, the lovely thing about this property is that you're so well connected. Within a couple of minutes you can be on the Broadland Northway to travel around Norwich or to the airport. You have a large supermarket, pubs, shops and more less than five minutes away, and you border a golf course and leisure facilities. Buses regularly pass by heading to the centre of Norwich in one direction and to Wroxham in the other, so travel is a breeze. And once in Norwich, the train station will take you on to London, which is perfect if you want to visit friends or need to travel for work.





































INFORMATION



On The Doorstep

Rackheath is an ancient village mentioned in the Domesday Book. It has a popular public house, newsagents and a post office. From here you have easy access to the well-known Norfolk broads with its abundance of water activities and wildlife. The closest large supermarket, Tesco can be found at Sprowston, whilst the Sprowston Manor Hotel is just around the corner with its restaurants, leisure facilities and golf course, while the surrounding countryside offers a great area for riding with a livery and stabling at the neighbouring Home Farm.

How Far Is It To?

Rackheath is situated about 4 miles north of the cathedral city of Norwich with its comprehensive array of shops, boutiques, restaurants, cafe's, cinema's and theatres, as well as a mainline railway station with links to London Liverpool Street and an international airport. There is also the Norfolk coast close at hand with numerous areas of outstanding natural beauty.

Directions

From Norwich take the Sprowston Road/A1151. At the roundabout take the 2nd exit onto Wroxham Road/A1151 passing Sprowston Manor Hotel on your right hand side. Continue along this road and the driveway leading down to Tolls Hill will be found on your right hand side clearly signposted with a Fine & Country For Sale Board. Alternatively, leave Broadland Northway at the Wroxham junction, head into Norwich along the Wroxham Road A1151, follow the road for approx. 1km, entrance to Tolls Hill will be on your left, clearly marked by Fine & Country For Sale board

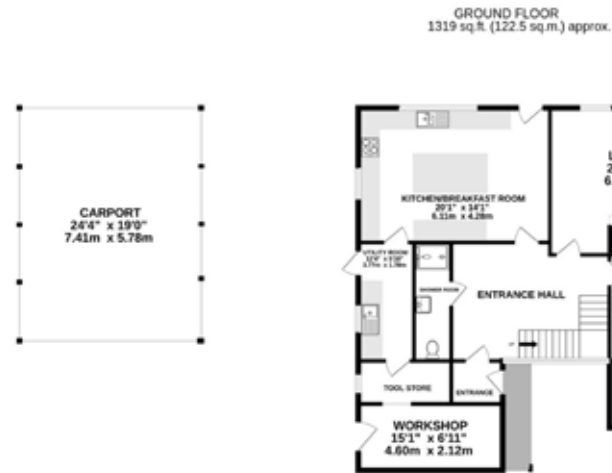
Services, District Council and Tenure

Gas Central Heating, Mains Water, Private Drainage via Septic Tank
Fibre to Cabinet Broadband Available - Vendor uses TalkTalk
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
Broadland District Council - Council Tax Band F
Freehold

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TOTAL FLOOR AREA: 3915 sq.ft. (363.7 sq.m.) approx.

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This property requires an Energy Performance Certificate, which is in the process of being done

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For a free valuation, contact the numbers listed on the brochure.





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