



Garden House
Broomsthorpe Road | East Rudham | Norfolk | PE31 8RG

A TIMELESS BLEND



Set on the rural edge of the highly sought-after village of East Rudham, this truly unique detached property is a bold yet sensitive blend of local vernacular and contemporary design.

Perfectly crafted for extended family living and year-round comfort.

Adjoining open countryside, this remarkable home stands out for its beautifully appointed, light-filled interiors, statement open-plan kitchen/living space, mature south-facing garden and impressive flexibility of accommodation. All enhanced by impeccable attention to detail and numerous thoughtful improvements undertaken by the owners.



KEY FEATURES

- A Unique Detached House situated in the Village of East Rudham
- An Inspired Fusion of Traditional and Contemporary Architecture
- Four Bedrooms and Four Bath/Shower Rooms – Two of which are En-Suite
- Ground Floor Bedroom & Shower Room - ideal for Multi-Generational Living
- Open-Plan Kitchen/Dining/Living Room; Separate Utility Room and Pantry
- Sitting Room with Wood Burner plus a Snug and a Study
- Engineered Oak Flooring & Polished Concrete Flooring with Underfloor Heating
- Stunning Gardens backing onto Protected Field Views
- Substantial Cart Shed Garage with Driveway Parking
- Prime Village Location - Handy for the Coast, Fakenham and King's Lynn
- The Accommodation extends to 2,571sq.ft
- Energy Rating: C

A rare combination of architectural boldness, day-to-day practicality and a tranquil countryside setting, means this unique home seamlessly combines external and internal spaces that open to the elements in summer and cocoon to provide a cozy refuge during inclement months.

The Traditional With The Modern

"Garden house was built in 2010 and we purchased it in 2011. It's a new house built in the former orchard of one of the houses at the top of the drive. The front of the house matches the vernacular of the original house and so mirrors the cottage style," the owners said, discussing the distinctive front elevation of Norfolk brick and flint so characteristic of traditional properties in the county. When asked what first drew them to Garden House, they replied, "We were attracted to its geographical location being only twenty minutes from the train station, twenty minutes to our favourite beaches, and with good proximity to both Cambridge and Norwich. It was also set back from the road within its own close, and the amazing protected field views gave it such a sense of space without the responsibility for all that extra land!"

Improvements & Refinements

While the existing accommodation with the strong element of open plan living aligned with the owners' needs, they felt that the configuration of the property did not sufficiently exploit on the views or provide the outdoor entertaining space they were seeking. "So, six years ago, we set about creating a contemporary industrial-feel social space for cooking, dining, lounging and dancing filled with glass, light and views where we can observe the wildlife, which teems with the likes of red kites, barn owls, woodpeckers and so many other species." They could not have been more delighted with the end result. This centrepiece kitchen/dining/living room created as a bespoke extension is both a visual and practical triumph – its bi-fold doors, expansive glazing and atrium-style skylight bathe the space with natural light and truly blur the boundaries between house and garden. "I love how it sits in a juxtaposition with the super traditional cottage style frontage. Guests are really amazed by the space and the contrast in styles and how well they work together." The inspired design means that two walls of the kitchen are comprised of bi-folding doors and the glass lantern over the island floods the space with light.





KEY FEATURES

"We regularly entertain in our indoor-outdoor space and even when it's raining, we can sit out under the covered seating area leading from the kitchen. I'm an avid cook so the kitchen layout is very important to me. I wanted it to be both contemporary and practical and we loved the Venetian based Ceser style kitchens but there weren't any showrooms in the UK at the time so we went to visit the manufacturers showrooms in Venice. Sounds rather grand but it's a major purchase so it's really important to get it right! We loved it so ordered via NGI Design based in Stamford." And the kitchen is now exceptional, with a Wolf double oven cooker with charcoal grill and hot plate, a Fisher & Paykel French door fridge freezer and two dishwashers. The worktop is fine rolled stainless steel, and there is ample storage in the drawers within the units and a built-in Miele wine fridge. "So I can keep the kitchen worktops clutter free we have a generous walk-in pantry with the drinks fridge and butchers block." What now serves as the study was previously the utility room. "This could easily be turned into a boot room if you have larger dogs, changing the window for a back door for alternative access for those muddy doggies. Or, alternatively, if you required dual home working space, then bedroom three would make another office space."

Garden & Outdoor Living

"It's incredible the volume of birds we attract with such beautiful mature trees in the garden." Arguably one of Garden House's defining features is the wonderful mature gardens, set against a backdrop of open fields. "We regularly entertain in our indoor-outdoor space and even when it's raining, we can sit out under the covered seating area leading from the kitchen," they said. The polished concrete terrace wraps around the house, doubling as a family barbecue and entertainment area, leading onto sheltered lawns with established beds, ornamental trees and further seating zones for alfresco living. "We have several entertaining areas that enable us to move around the garden finding sun or shade," the owners commented. "And a cosy fire pit area for kids and adults to toast marshmallows and toast crumpets. There is a barbecue area, a sitting and dining area next to kitchen, a quiet area to west looking back at the house, and seating to the front of the house in amongst the Agapanthus." The owners have obtained planning permission to replace a window in the main bedroom with French doors. "This will create a decked sitting area on the flat roof to make the most of the views with coffee and croissants or a sundowner." Outside there is also a cart shed, access to which is via the shared driveway which is owned by Garden House and with designated parking areas for both for the property and the other neighbouring properties. The responsibility to maintain the driveway is shared between the properties. "Our house has parking for four cars, one in the cart shed, two in our drive, plus one within the garden on a gated gravel area, which is great for boat, or motor home storage. We have also draft plans available for conversation of the cart shed." A back gate opens out onto the unadopted track between Garden House and the fields, which as the owners remarked is so convenient for those dog walks. "The fields behind are protected so cannot be built upon. It's used for horse grazing and domestic agriculture. There are several dog walking areas from the house, and the gastro pub just five minutes' walk away!"





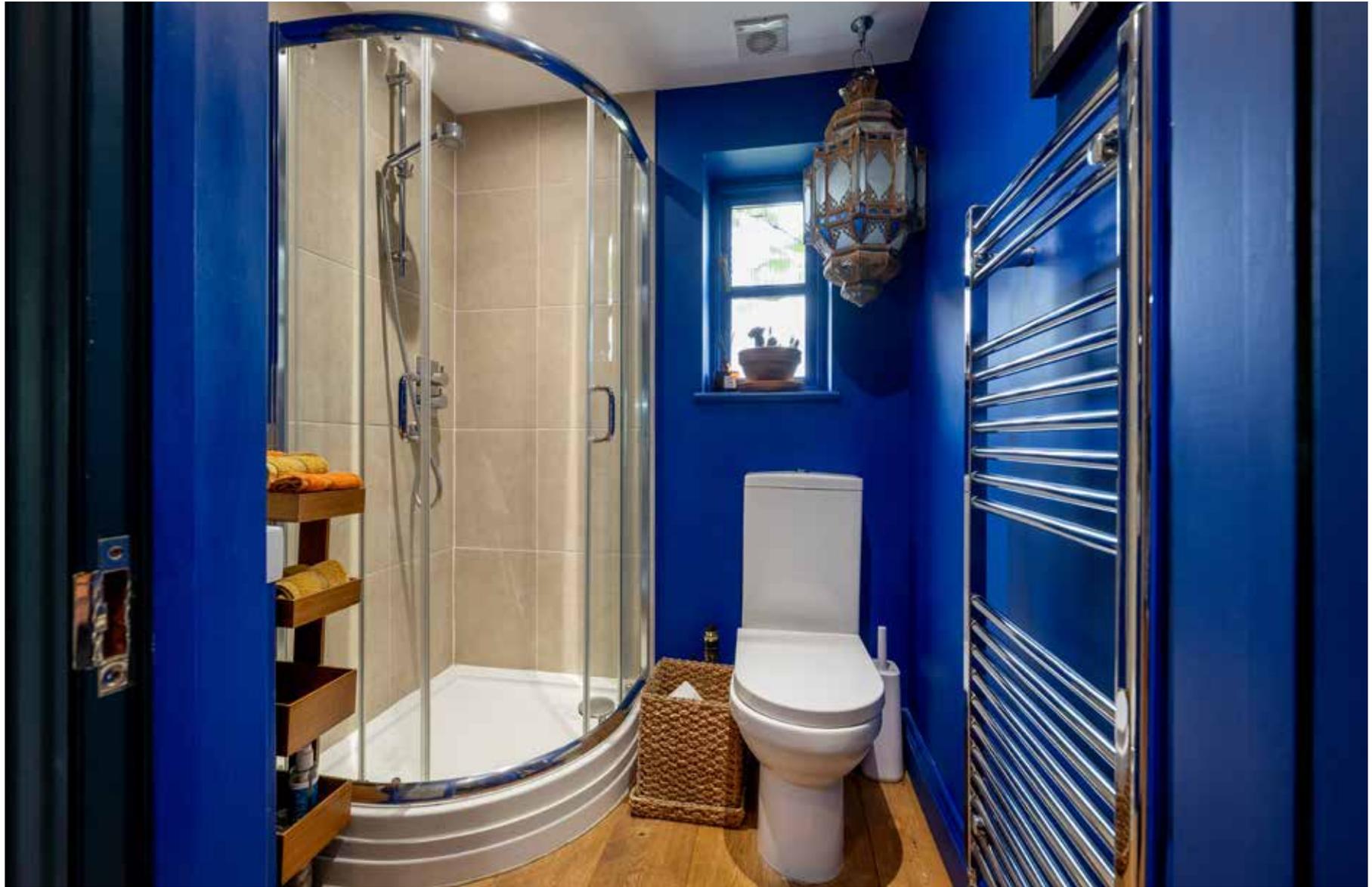
































INFORMATION



On The Doorstep

Mainly comprised of period houses located around the village green, East Rudham is a thriving village which offers some good local amenities. It is widely known for the green and the popular The Crown Inn public house which overlooks it, the tearoom, art gallery, deli and regular community events, many of which are held in the village hall. The village also has a well-regarded pre-school and primary school. When asked about what amenities they have valued most, the owners reeled off, "The sports field, tennis, boule, Pilates, village cricket, gastro pub, gallery, the coffee shop, plus we're so close to incredible places like Sculthorpe Mill, the Dabbling Duck, Gin Trap, Burnham Market, the White Horse and all the beaches. Plus we are close to the station in King's Lynn!" The surrounding countryside, much of it belonging to the Houghton Hall Estate, offers excellent walking, cycling and nature watching, with quiet lanes and woodland paths right from the doorstep. For a wider choice of shops and supermarkets, and for medical needs, Fakenham 7 miles and King's Lynn 16 miles, with a mainline station for journeys to London and Cambridge are both within easy reach, while Norwich is about 33 miles distant for comprehensive cultural and commercial offerings.

How Far Is It To?

The market town of Fakenham is approximately 12 minutes' drive, making school runs and daily shopping easy. The golden beaches and nature reserves of the North Norfolk coast are about 20 minutes away, with popular Wells-next-the-Sea around 20 minutes by car. King's Lynn, with its renowned theatre, shopping and fast trains to London, is within half an hour's drive. Norwich, with its vibrant arts scene and airport, is readily reached for city life and onward connections.

Directions

From Fakenham, head west on the A148 toward King's Lynn. On entering East Rudham and just before The Crown public house, turn left into Station Road and then take the first left onto Broomsthorpe Road. Continue for approximately 150 yards, where the driveway to Garden House will be found on the left-hand side, clearly identified by the Fine & Country For Sale Board.

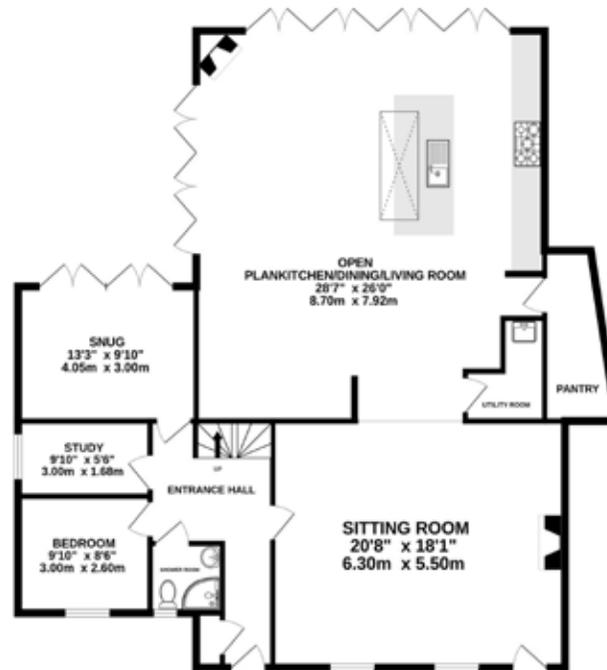
Services, District Council and Tenure

Oil Central Heating - Underfloor to Ground Floor, Radiators to First,
Mains Water, Mains Drainage
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
King's Lynn and West Norfolk Borough Council - Council Tax Band E
Freehold

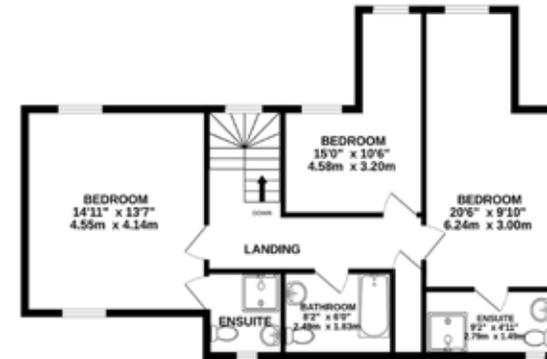
CART SHED / GARAGE
212 sq.ft. (19.7 sq.m.) approx.



GROUND FLOOR
1587 sq.ft. (146.4 sq.m.) approx.

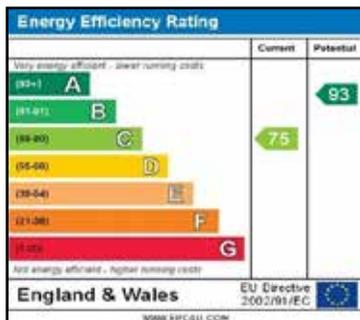


1ST FLOOR
782 sq.ft. (72.5 sq.m.) approx.



TOTAL FLOOR AREA : 2571 sq.ft. (238.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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