



Exceptional Country Residence with Established Holiday-Let Business offering space, privacy and versatility.

OIRO  
£1,650,000



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## Exceptional Country Residence with Established Holiday-Let Business offering space, privacy and versatility.

Birchwood House is an Exceptional Country Residence with Established Holiday-Let Business offering space, privacy and versatility on an impressive scale. This spacious detached house provides approximately 6,750 sq ft of accommodation and five fully equipped holiday lets, extending the total accommodation by a further 4,350 sq ft. The holiday homes offer a superb income-generating opportunity, producing around £90,000 per annum from school-holiday letting only, with potential to at least double turnover through year-round operation.

**Tenure: Freehold**

**EPC: D (Main house) C (Holiday Lets)**

**Council Tax: G**

**Business Rates - Holiday Lets : Current rateable value £13,000 p.a.**





Birchwood House is an exceptional five bedroom, three bathroom, country residence offering space, privacy and versatility on an impressive scale. This spacious detached house provides approximately 6,750 sq ft of luxurious accommodation, beautifully arranged to suit modern family living while embracing its rural surroundings. In addition, the property benefits from five fully equipped holiday lets, extending the total accommodation by a further 4,350 sq ft. These versatile holiday homes offer a superb income generating opportunity, financial reports can be produced when needed, depending on how you decide to run them, or alternatively provide ideal multi-generational living, guest accommodation or ancillary family space. Set within approximately 2.2 acres of established gardens and grounds, Birchwood House enjoys a wonderfully private setting. The gardens include formal lawns, an orchard and meadow. For leisure and recreation, the property also boasts a swimming pool, gymnasium and tennis court, offering a lifestyle rarely found in a single home. Despite its peaceful countryside position, Birchwood is conveniently located close to the market town of Wymondham, renowned for its beautiful abbey, independent shops, cafés and amenities. The property lies within the catchment area of the highly regarded Wymondham College, noted for its Outstanding Ofsted rating, making it particularly appealing to families. Birchwood House is a rare opportunity to acquire a substantial and versatile country home that combines luxury living, lifestyle facilities and investment potential, all within easy reach of town amenities and highly regarded schooling.



### Utility Room

3.2m x 2.46m (10'6" x 8'1")

### Sitting Room

6.28m x 5.39m (20'7" x 17'8")

### Kitchen / Dining / Family Room

9m x 8.11m (29'6" x 26'7")

### Inner Hall

5.01m x 3.57m (16'5" x 11'8")

### TV Room

4.05m x 3.57m (13'3" x 11'8")

### Laundry Room

3.2m x 2.72m (10'5" x 8'11")

### Swimming Pool Area

15.95m x 11.34m (52'3" x 37'2")

### Landing

7.85m x 3.57m (25'9" x 11'8")

### Main Bedroom

6.75m x 5.3m (22'1" x 17'4")





### Ensuite

### Bedroom Two with access to second floor

7.8m x 5.38m (25'7" x 17'8")

### Second Floor area

4.32m x 4.24m (14'2" x 13'11")



### Bedroom Three

5.23m x 3.58m (17'2" x 11'9")

### Bedroom Four

4.05m x 3.57m (13'3" x 11'8")

### Bedroom Five / Study

5m x 4.32m (16'4" x 14'2")



## The Holiday Homes Luxury Self-Catering Accommodation

### Outside

Plot Size approximately 2.2 acres

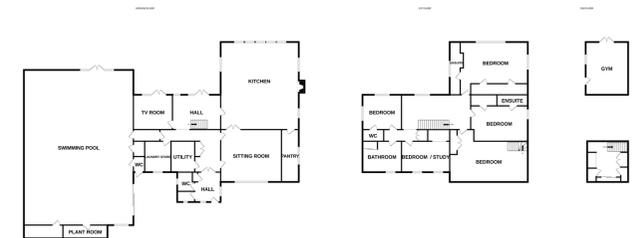
## Gymnasium

5.43m x 4.4m (17'9" x 14'5")

## Full Size Tennis Court

## Holiday Cottages

These versatile holiday homes offer a superb income-generating opportunity, currently producing around £90,000 per annum from school-holiday letting only, with clear potential to at least double turnover through year-round operation. Financial reports can be produced when needed. Alternatively, the accommodation can provide ideal multi-generational living, guest accommodation or ancillary family space.



While every effort has been made to ensure the accuracy of the floor plan contained herein, measurements of plots, boundaries, areas and all other items are approximate and not guaranteed. This plan is for illustrative purposes only and should be used as a guide only. The purchaser is advised to verify all measurements and details with the developer or the relevant authority. The floor plan is not to be used as a guarantee. Plans will be made available on request.



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More information call us:

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