

Great Witchingham,  
Norfolk

FINE & COUNTRY  
North Norfolk





- Superbly appointed Equestrian Property with the most amazing Facilities
- Two separate Stable Blocks with Ten Loose Boxes, Hay Barns and Storage Rooms
- Ten acres with Ménage and Sand School
- The house comprises Sitting Room, Breakfast Kitchen, Utility Room, Formal Dining Room/Study
- Four Bedrooms, Family Bathroom and En-Suite
- Formal Gardens and a Double Garage
- The Accommodation extends to 2,482sq.ft



## Strong And Stable

This detached equestrian property offers a plethora of facilities including nine stables, a sand school and an all-weather ménage. Built in 1994, it also represents the best of modern living as well as providing around ten acres of land adjacent to the renowned Blackwater Farm.

Built in the early 1990s, the current owner still had to put the finishing touches to a now wonderfully contemporary property when purchasing the plot in 1999. But, if anything, that suited her down to the ground. "It's an architect-designed property and it really is rather special," she commented. "It wasn't quite finished when I moved in but that was fine as I wanted to put my own stamp on it. It's a very individual home, with

*"It's a very individual home with extensive equestrian facilities."*

the extensive equestrian facilities, and whoever comes in next is tapping into a unique opportunity."

## Let There Be Light

"The first thing that strikes you is how bright the property is," she remarked. "With large windows and French doors, the light streams in and the ambient temperature is always perfect - it's cool in the summer and toasty in the winter. It's just an extremely comfortable house to live in." When speaking to the owner, you can tell there's one area that she's particularly fond of, as she explains further. "The kitchen diner is just wonderful. It's light, airy and spacious and it's a real family room. You can dine in there on more informal occasions and it's so comfortable you can easily stay in there all day."

## Vibrant Views

"During my time here I have cherished the stunning field and stable views on offer from various points around the house. To be able to see the horses grazing while I potter around never fails to make me smile. It's very secluded here, we're not overlooked at all and you feel like you're in your own little world - it's gorgeous."

## Dream Equestrian Location

"It's extremely private here, the house is set back from the road and we've been very lucky to be adjacent to Blackwater Farm cross country course. The location is an excellent one and there are also plenty of amenities nearby, such as a butchers, bakers, tea shop and a bus stop, which is only 100 metres down the road." A little further afield, the desirable town of Reepham



- with its excellent secondary school  
- is within touching distance and the scenic North Norfolk coast, with its world famous beaches, eateries and picturesque villages is only around 30 minutes away.

### Standalone Stableyard

"The second-to-none equestrian facilities are obviously a big feature of the plot," the owner commented. "But the beauty of this setup is that you can keep it as separate as you so wish." With six acres of post and rail paddocks at your disposal, there are numerous grazing options, while the ménage and sand school ensure that whatever the weather, exercising the horses will be a pleasure not a chore.

### The Accommodation

You move through the glazed front door with windows to either side into the...

### Main Reception Hall

A half turning staircase leads to the first floor with a large floor to ceiling window overlooking the paddocks, panelled doors lead to...

### Cloakroom

Low level wc, vanity unit with cupboard under, part tiled walls and tiled floor.

### Dining Room/Study

A double aspect room with windows to the front and side.

### Sitting Room

Triple aspect with windows to the rear and sides, feature window and French doors which open onto the

side terrace overlooking the paddocks, fireplace with wood burner sitting on a raised hearth.

### Breakfast Kitchen

A great size room, triple aspect with windows to the side, rear and bay window to the front, French doors lead out to the raised block weave terrace with views over the enclosed formal gardens. The kitchen has an extensive range of wall mounted coloured units with glazed cabinets, enamel one and a half bowl sink unit with mixer tap over, tiled splashbacks, solid wood work surfaces, breakfast bar, dresser style unit, range of base units and drawers and sliding woven baskets. Through the kitchen a door leads to the side entrance and a door leads into the...

### Utility Room

Double aspect with windows to the rear and side, coat hooks, solid wood work surfaces, enamel sink with mixer tap and tiled splashbacks, fitted drawers and cupboards, floor mounted boiler, space for washing machine and tumble drier. There is a cupboard which has previously been used as a shower room but is currently used to house the free standing fridge freezer.

Taking the stairs up to the first floor landing, a lovely light space with views over the paddocks, a cupboard houses the hot water tank and doors lead to...

### Master Bedroom

Double aspect with windows to the side and rear, full length glass front French doors open onto a covered

balcony providing beautiful views over to the paddocks and stables, there is an extensive range of fitted bedroom furniture including wardrobes, drawer units and book shelves, a door opens into the En-Suite with low level wc, vanity unit with inset wash hand basin with cupboard under, walk-in tiled shower cubicle, shelved storage cupboard, fully tiled walls and floor, wall mounted heated towel rail.

### Bedroom Two

Dual aspect with windows to the side and front.

### Bedroom Three

Double glazed window to the rear.

### Bedroom/Play Room/Study

Accessed from bedroom three, double glazed window to the side.

### Bedroom Four

Window to the front.

### Family Bathroom

Recently refitted, patterned double glazed window to the side, bath with shower over, vanity unit with inset wash hand basin and drawers and cupboard below, low level wc with concealed cistern, further range of cupboards, wall mounted heated towel rail, tiled floor, part tiled walls.



*"The equestrian facilities have their own access which is ideal."*





*"The kitchen diner is just wonderful. It's light, airy and spacious and it's a real family room."*





*"During my time here I have cherished the stunning field and stable views on offer from various points around the house."*





## The Outside

You enter the property off the road on to an initially shared driveway, immediately to your right there are a pair of five bar gates which leads on to a gravelled track with tree lined and walled boundary to the right and paddocks to the left, the track extends into a turning circle with central island. The track continues up to the property's parking area and double garage with electric up and over door. To one side of the property is a five bar gated and pedestrian entrance with path leading up to the back door. There are two terraced patio areas, one by the back door and one by the garage, which have raised beds, decorative paved pathways and areas which have been laid to lawn. To one side, and also accessed via the kitchen, is a further block weave terrace with raised planters and a timber shed.

## Equestrian Facilities

Built to a professional standard the equestrian facilities are both well-built and designed. The property sits in 10 acres with approximately 6 acres STM of grazing arranged into 5 paddocks, some with Norcroft stud fencing, metal mesh field gates with one paddock benefitting from a wooden field shelter. The grazing is enclosed with a natural boundary of native trees and high Lleydandi hedges. A separate entrance from the main drive leads to the Stables which are of breeze block construction with peg tile and tiled roofs, mid height plywood panelling and split level doors arranged into two blocks. Block one is L shaped with

three 14ftx12ft, two 12ft x12ft and one 18ft x 12ft loose boxes, with the largest one having two doors. There is a grooming box within this block with heat lamp. A large corner feed utility room with built in rug storage and racks, hot water, sink with tiled splash back, further shelving for equipment etc. There are two handy store rooms, one secure and one open fronted. Block two comprises three 16ft x 14ft loose boxes with opening windows to the rear and ceiling fans in two of the stables, the end box has two doors, one to the front, the other to the side with direct access to a paddock. There is a single sectional stable of approx. 12ft x 12ft standing away from the others ideal for quarantine purposes. To the rear of block one are open bays for hay and bedding storage and hard standing in front. The 60 m x 22m

Ménage is of silica sand and flat rubber construction with a grass lawned area surrounding alongside this there is a 22 M2 hexagonal lunge/turnout pen. Hardstanding for several horse boxes.

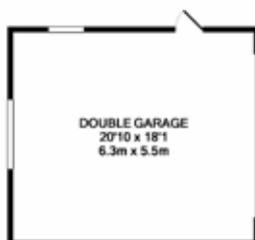
The plot in all measures 10 acres.

## Agents Note:

The property has an agricultural/ equestrian restriction. Please refer to agent for further details.



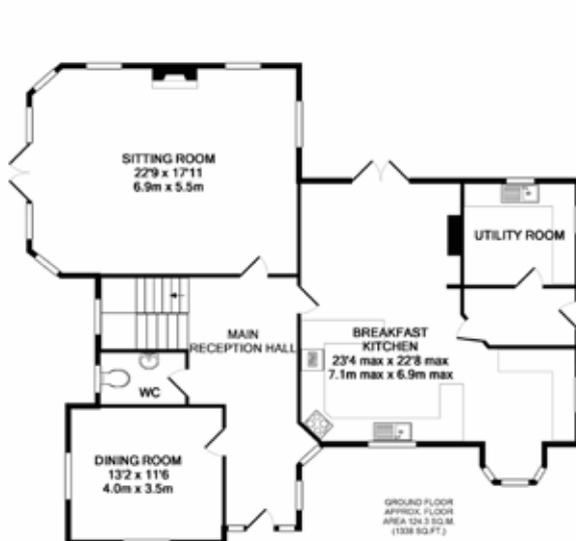
# Floor Plans

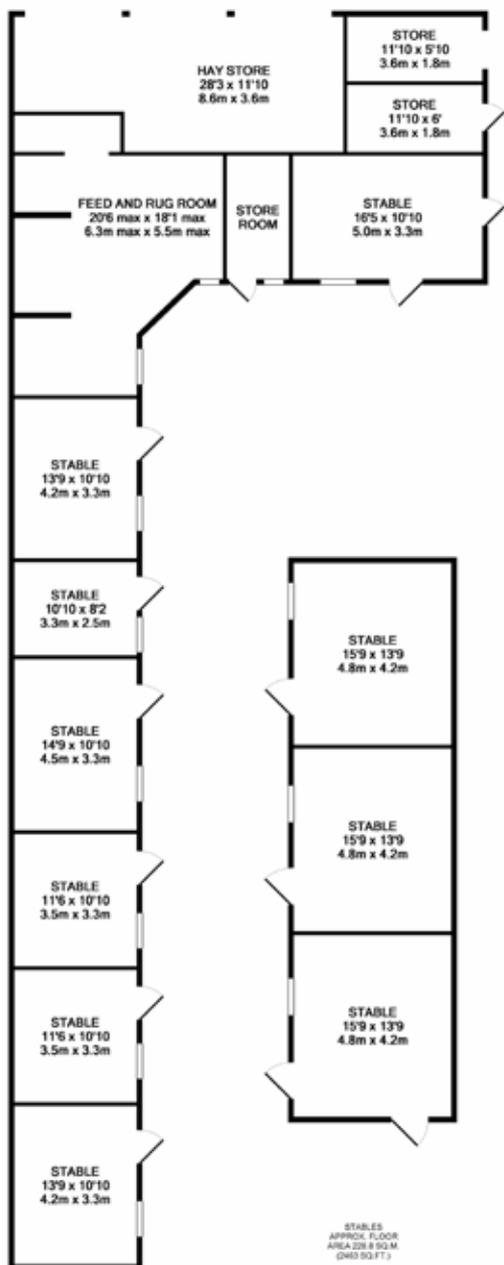


GARAGE  
APPROX. FLOOR  
AREA 34.3 SQ.M.  
(375 SQ.FT.)

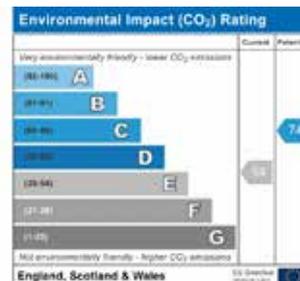
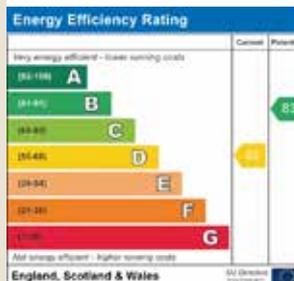
MAIN HOUSE APPROX. FLOOR AREA 230.6 SQ.M (2482 SQ.FT.)  
TOTAL APPROX. FLOOR AREA 494.3 SQ.M (5321 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Energy Graphs



## Additional Information

**LOCAL AUTHORITY** Broadland District Council - Band F

**AGENT'S NOTES** Mains electric, metered water; septic tank drainage. OFCH.

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We would also point out that we have not tested any of the appliances and purchasers should make their own enquiries to the relevant authorities regarding the connection of any services.

## Location



### On the doorstep

The property is located within the village of Great Witchingham where you have easy access to the nearby villages of Lenwade and Bawdeswell, both of which have excellent general stores, a family butcher and post office. The well-known Bawdeswell Garden Centre is just down the road. Alternatively, you can take a walk down the many footpaths of Bawdeswell Heath. The market town of Reepham with its many individual shops and attractive market square is only a short drive away with bank, convenience store, public house, The Dial House hotel and restaurant just some of its attractions.



### How far is it to...?

Great Witchingham lies approximately 13 miles south-east of Fakenham and 12 miles north-west of Norwich. Often described as the "Gateway to the North Norfolk Coast", the thriving market town of Fakenham has the famous Fakenham Race Course, Pensthorpe Waterfowl Park and The Thursford Collection right on its doorstep. For more information go to: [www.fakenhamweb.co.uk](http://www.fakenhamweb.co.uk), while the Cathedral city of Norwich offers a wide range of cultural and leisure facilities and a variety of good schools both in the public and private sectors. Norwich also has its own main line rail link to London Liverpool Street and an international airport.



### Directions

Leave Norwich on the Fakenham Road, continue along this road passing through the village of Lenwade. Once out of the village, heading towards Fakenham, the property is found on the right hand side clearly identified by our Fine & Country for sale board.

To arrange a viewing of this property please contact

Our Park Lane office

#### North Norfolk

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