



PLUM TREE FARM
CARLETON RODE | NORFOLK | NR16 1NJ

FINE & COUNTRY

FROM TINY ACORNS

*"This pretty former farmhouse quickly catches the eye, it's traditional elevations giving a clue as to the character inside.
As you enter in, beams and fireplaces await and the house also boasts a magnificent surprise...
The splendid green oak extension is a flexible and beautiful space,
for work, rest or entertaining alike, spilling out into the gardens – a wonderful place!"*







- A stunning Grade II Listed, Former Farmhouse, with a fabulous Green Oak Extension
- The Property stands in just under 1 acre of Formal Gardens, which includes a Range of Timber Outbuildings
- Three/Four Bedrooms; Two Bathrooms
- Three Receptions
- Superb Open Plan Breakfast Kitchen
- Original Character includes Inglenook Fireplaces, Pamment Tiles, Wood Burners, Exposed Brick and Exposed Beams
- Off Street Parking for Several Vehicles
- The Accommodation extends to 2,289sq.ft
- EPC Rating: D

Balancing period character and contemporary comforts with great panache, this is a rare gem indeed. The gorgeous 16th century farmhouse has been left relatively untouched and is packed with features, now stylishly extended with an eco-friendly green oak addition that mirrors the original timber frame. The wrap around plot extends to about an acre, so it's perfect if you want a place to call your own, while the neighbouring community and convenient location make this an ideal base for those who need to travel for work or pleasure.

Unspoilt Charm

This Grade II listed property had been in the same family for many years when the owners came here and had therefore escaped the 1970s 'makeover' that so many period houses experienced. "We loved being able to see the structure of the timber frame and the fact that there are so many original features," they say. Upon moving in, the owners invited a group of historians to view the house and they subsequently wrote a report about the building and this will be passed on to the new owners. It explains that the farmhouse probably dates back to 1550 and was originally a hall house, perhaps open to the ceiling, with a chamber on each side of the main room.

Combining The Old And The New

All the principal rooms are dual aspect and the house is wonderfully bright and airy. The owners have updated the finishings very sympathetically, with a classic country kitchen that's been recently refreshed with new worktops and some new appliances that include an in-built washing machine, sink and electric hob. The biggest change the owners have made during their years here is the addition of the stunning green oak extension that manages to be contemporary and fresh whilst still brimming with character. "We have mirrored the structure of the beams in the original part, so it's entirely in keeping, while still putting a modern spin on the rooms," they confirm. This area of the house has proved to be incredibly flexible, working brilliantly for parties with doors opening onto the garden for the summer months, being the perfect place to relax and unwind, with space for larger family dinners, or simply for working from home. The mezzanine level doubles as a guest room – and the whole extension could easily be self-contained as an annexe, if you fitted a kitchen too. "This would be a lovely place for different generations of the family to share, each with their own space."



An Envable Position

The owners have very much enjoyed the garden, as have their grandchildren, who love coming to visit. There's a small orchard with apple, cherry, pear and plum, as well as a productive vegetable plot with raised beds that are easy to care for. The garden wraps around the house, so you can follow the sun. There's scope for a keen gardener to add more formal planting if desired plus plenty of storage for tools in the useful outbuildings, one of which is a delightful summerhouse. "We have a well that's safely covered and we pump the water into storage tanks each spring, so we can use it for irrigation in summer." The farm sits in a small hamlet offering peace and tranquility, but you can walk into nearby New Buckenham across the picturesque common and enjoy a drink in the pub. Just two minutes on foot from your front door and you're in open countryside – no wonder it's a popular spot with dog walkers, cyclists and joggers. "We love living rurally but we travel a lot with work, so the location has been perfect for us. We're close to the A11 and to Attleborough, Wymondham and Diss, so we have excellent road and rail links to Norwich, London and Cambridge alike."

Summary

The current owners purchased the property in 2011 and have significantly renovated throughout the original farmhouse. Renovations include re-wiring, re-plumbing, a complete new roof, new flooring has been introduced and in general have restored a lot of the property's character.

In 2012, they added a large two storey green oak extension on the eastern side of the property. This stunning extension receives the morning sun and could easily be incorporated as a separate self-contained annexe or as it is at the moment, brought into the original farmhouse. The stunning gable end consists almost entirely of glass, allowing plenty of natural light. A new breakfast kitchen was also introduced to the centre of the home, with its white quartz work surface contrasting beautifully with the exposed studwork and pamment tiles. Two inglenook fireplaces can be found within the original farmhouse, one in the kitchen, whilst the other more impressive fireplace can be found in the sitting room.

Externally the property is accessed via an initially shared drive with the neighbouring barn. This soon after splits off to your own private drive affording parking for several vehicles. Standing in just under 1 acre of gardens, the majority of which can be found to the rear/east of the farmhouse. Here along with formal gardens are a range of timber outbuildings, as well as raised vegetable and garden beds.









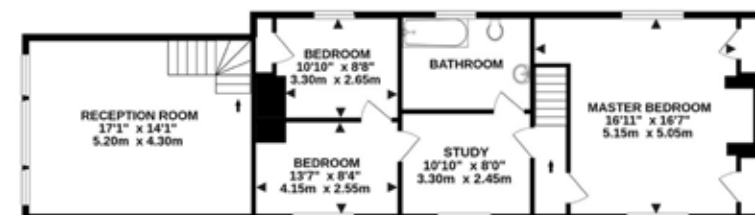




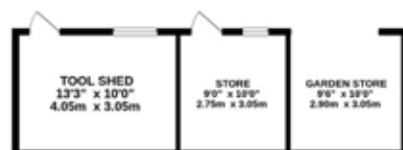




GROUND FLOOR
1310 sq.ft. (121.7 sq.m.) approx.



1ST FLOOR
978 sq.ft. (90.9 sq.m.) approx.



OUTBUILDINGS
509 sq.ft. (47.3 sq.m.) approx.

FLOOR AREA - HOUSE : 2289 sq. ft. (212.6 sq. m.) approx.

TOTAL FLOOR AREA : 2798 sq.ft. (259.9 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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Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. * These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed





On Your Doorstep...

The property is situated within the village of Carleton Rode near to New Buckenham and Bunwell in a peaceful rural environment. The market towns of Attleborough, Diss and Wymondham are between 7 and 10 miles distant and provide a large range of amenities usually associated with market towns. Attleborough has a main line rail service to Cambridge, while Diss offers a main line service to London Liverpool Street.

How Far Is It To...

The cathedral City of Norwich that can be found 13 miles to the north offers an International Airport and ever increasing shopping facilities including the stunning new Chapelfields. The historic city of Cambridge can be found to the south (45 mins) with its famous university. From the market town of Diss (10 miles) you have a direct main line rail link to London Liverpool Street. A little further afield are the famous Norfolk Broads (45 mins) and the popular North Norfolk Coast (one hour) with its quaint villages and sandy beaches.

Directions

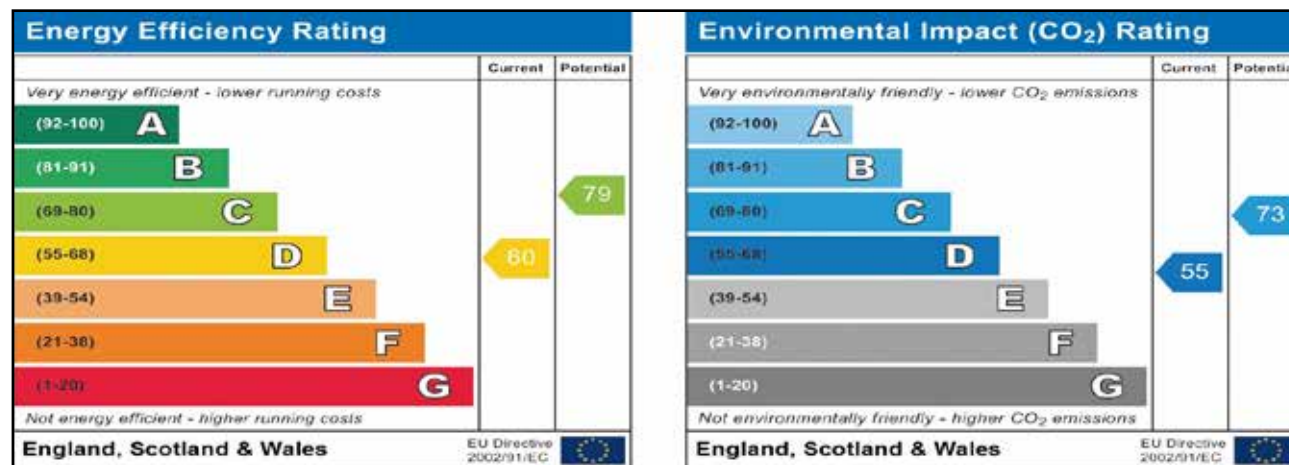
Leave Norwich on the A11 bypassing the market town of Wymondham, continue for a further three miles before taking the Spooner Row exit signposted B1172. Continue through the village of Spooner Row over the railway bridge and upon reaching the junction, turn right. Upon passing the de-restriction signs continue for a further 1.8 miles before splitting off to your right signposted New Buckenham. Continue along Ugate Street, continue straight over the main Carleton Rode junction and continue for just under 1 mile, whereby the property will be found on your left hand side clearly signposted with a Fine and Country For Sale Board.

Services

Oil Central Heating, Mains Water, Private Drainage via Septic Tank
South Norfolk District Council



Fine & Country Norwich Office
7 Bank Plain, Norwich, NR2 4SF
01603 221888



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Fine & Country
Tel: +44 (0) 1603 221888
norwich@fineandcountry.com
7 Bank Plain, Norwich, Norfolk NR2 4SF

