



**Garden House, East Rudham**  
**Offers in Excess of £1,000,000**

**BELTON DUFFEY**







# **GARDEN HOUSE, BROOMSTHORPE ROAD, EAST RUDHAM, NORFOLK, PE31 8RG**

An extended detached family home offering beautifully appointed generous accommodation of high specification in popular village location adjoining countryside.

## **DESCRIPTION**

Garden House is a truly unique detached property, an inspiring fusion of local vernacular and contemporary living that offers extended family accommodation of the highest specification, seamlessly blending external and internal spaces that open to the elements in summer and cocoon to provide a haven in colder months.

The focal point of this outstanding property is the statement open-plan kitchen/dining/living room that defines Garden House and features a bespoke kitchen with generous family areas opening on to the garden through an expanse of bi-fold doors. In addition, on the ground floor the accommodation includes entrance hall, shower room, utility room off the kitchen area, large sitting room, study, snug and fourth bedroom, while on the first floor there are two bedrooms with en-suite facilities, the third bedroom and family bathroom.

There are mature gardens to the rear with family seating areas and adjoining countryside, driveway with parking to the front and an open cart shed garage.

## **SITUATION**

Situated approximately mid-way between King's Lynn and Fakenham, East Rudham is a rural village with a scattering of houses and cottages set mainly around the village green. Close to the source of the River Wensum, close by is the Houghton Hall Estate surrounded by beautiful countryside. Adjoined to East Rudham is the smaller village of West Rudham which both benefit from an art gallery, mobile Post Office, celebrated public house The Crown, tea shop, deli, veterinary surgery, primary school, parish church, playing fields and a village hall.

The North Norfolk coast, an Area of Outstanding Natural Beauty is some 12 miles to the north, Norwich approximately 33 miles to the south-east, Fakenham 5 miles to the south-east and King's Lynn 15 miles south-west (with mainline station serving Cambridge and London).

## **ENTRANCE HALL**

External courtesy lighting, twin light panelled front door, cloaks hanging cupboard, engineered oak flooring, radiator, staircase to first floor.

## **SITTING ROOM**

6.30m x 5.50m (20' 8" x 18' 1")

A spacious and comfortable room with twin multi-paned double glazed windows to front, multi-paned door to front, feature fireplace with raised quarry tiled hearth housing cast iron wood burner, engineered oak flooring, 3 radiators, ceiling recessed downlighters.







## **OPEN PLAN KITCHEN/DINING/LIVING ROOM**

8.70m x 7.92m (28' 7" x 26' 0")

A stunning addition to the property, flooded with natural light and designed for all year round family living, having full height bi-fold doors opening on to the garden on two sides and underfloor heating.

DINING AREA; polished concrete flooring, exposed brick and flint wall with shelved recess, ceiling recessed downlighters, open plan to;

LIVING AREA; full height bi-fold doors to side and rear affording pleasant aspect over and access to the gardens, feature raised cast iron wood burner, polished concrete flooring, ceiling recessed downlighters, open plan to;

KITCHEN; full height bi-fold doors to rear, atrium roof light, a bespoke contemporary kitchen by Venetian company Cesar featuring stainless steel worksurfaces with inset sink unit and hand painted grey cabinetry, Fisher and Paykel fridge/freezer, Sub Zero/Wolf cooker, Miele wine fridge, polished concrete flooring, ceiling recessed downlighters, large walk-in pantry with shelving and tiled floor.

## **UTILITY ROOM**

2.29m x 1.80m (7' 6" x 5' 11") at widest points.

Double bowl sink unit with tiled splashbacks and storage cupboards below, plumbing for washing machine and stacked tumble dryer, engineered oak flooring, radiator.

## **SNUG**

4.05m x 3.00m (13' 3" x 9' 10")

Full height bi-fold doors to rear with lovely aspect over the garden, TV recess, radiator, engineered oak flooring, ceiling recessed downlighters.

## **STUDY**

3.00m x 1.68m (9' 10" x 5' 6")

Double glazed window to side, panelled walls, engineered oak flooring, radiator.

## **BEDROOM 4**

3.00m x 2.60m (9' 10" x 8' 6")

Double glazed window to front, engineered oak flooring, radiator.

## **SHOWER ROOM**

1.65m x 1.37m (5' 5" x 4' 6")

Window to front, corner shower cubicle, vanity unit with inset wash basin, WC, chrome heated towel rail, shaver socket, extractor fan, engineered oak flooring.







## **FIRST FLOOR LANDING**

Double glazed window to rear, large walk-in airing/linen cupboard, radiator, access to loft space, ceiling recessed downlighters.

## **BEDROOM 1**

4.55m x 4.14m (14' 11" x 13' 7")

A generous principal suite with dual aspect double glazed windows to front and rear, excellent range of fitted wardrobe cupboards, 2 radiators, ceiling recessed downlighters.

## **EN SUITE SHOWER ROOM**

1.85m x 1.73m (6' 1" x 5' 8")

Double glazed window to front, a wet room style shower room with quartz wall tiling and ceramic tiled floor, wall mounted wash basin, WC with concealed cistern, chrome heated towel rail, extractor fan, ceiling recessed downlighters.

## **BEDROOM 2**

6.24m x 3.00m (20' 6" x 9' 10") at widest points.

Double glazed window to rear, radiator, ceiling recessed downlighters.

## **EN SUITE SHOWER ROOM**

2.79m x 1.40m (9' 2" x 4' 7")

Double glazed window to front, fully tiled shower cubicle, vanity unit with inset wash basin, WC with concealed cistern, chrome heated towel rail, extractor fan, ceiling recessed downlighters.

## **BEDROOM 3**

4.58m x 3.20m (15' 0" x 10' 6") at widest points.

Twin double glazed windows to rear, double built-in wardrobe cupboards with sliding mirrored doors, panelled wall, radiator, dressing table/study recess.

## **FAMILY BATHROOM**

2.49m x 1.83m (8' 2" x 6' 0")

Double glazed window to front, panelled bath with mixer tap and shower attachment, vanity unit with inset wash basin, WC with concealed cistern, attractive complementary tiling, tiled flooring, radiator, extractor fan, ceiling recessed downlighters.







## **OUTSIDE**

Garden House is approached via a shared gravel covered driveway which provides ample parking and a turning area, leading to the open cart shed garage. Immediately to the front of the property there is an attractively planted, hard landscaped ornamental garden behind contemporary wrought iron railings and a gate leading to a flagstone pathway to the front door.

The polished concrete flooring extends from the kitchen/living area and wraps around the side and rear of the property to connect internal and external living areas leading to a secluded, partly walled, family bar-b-que deck and steps down to well tended lawns complemented by inset mature trees and shrub beds and borders. There is an additional gravel covered seating area. Secure fencing to boundaries with gated access to front. Plant room, log store.

## **CART SHED GARAGE AND STORE**

4.55m x 4.32m (14' 11" x 14' 2")

Open fronted brick built cart shed garage with a tiled roof, power and light. Useful garden store to the side (3.58m x 3.00m (11' 9" x 9' 10")).

## **DIRECTIONS**

From Belton Duffey's Fakenham office, proceed out of Fakenham on the A148 heading west towards King's Lynn. On entering the village of East Rudham and just before the Crown public house, turn left onto Station Road and then take the next left onto Broomsthorpe Road. Continue for approximately 150 yards where you will see the driveway to Garden House on the left-hand side.

## **OTHER INFORMATION**

Mains water, mains drainage and mains electricity. Oil-fired central heating to radiators. EPC Rating Band C.

Borough Council King's Lynn and West Norfolk, King's Court, Chapel Street, King's Lynn, PE30 1EX. Council Tax Band E.

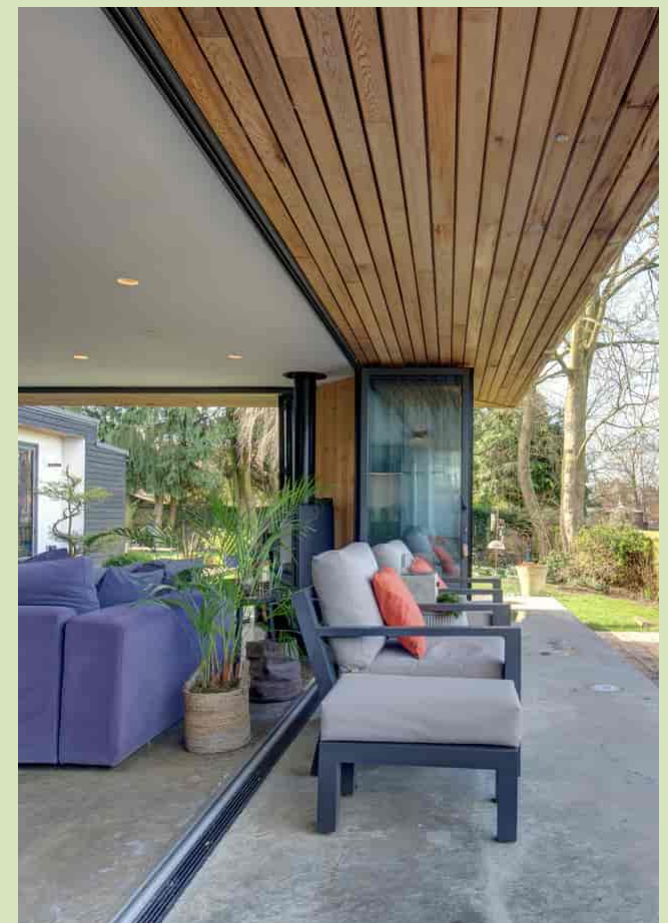
## **TENURE**

This property is for sale Freehold.

## **VIEWING**

Strictly by appointment with the agent.

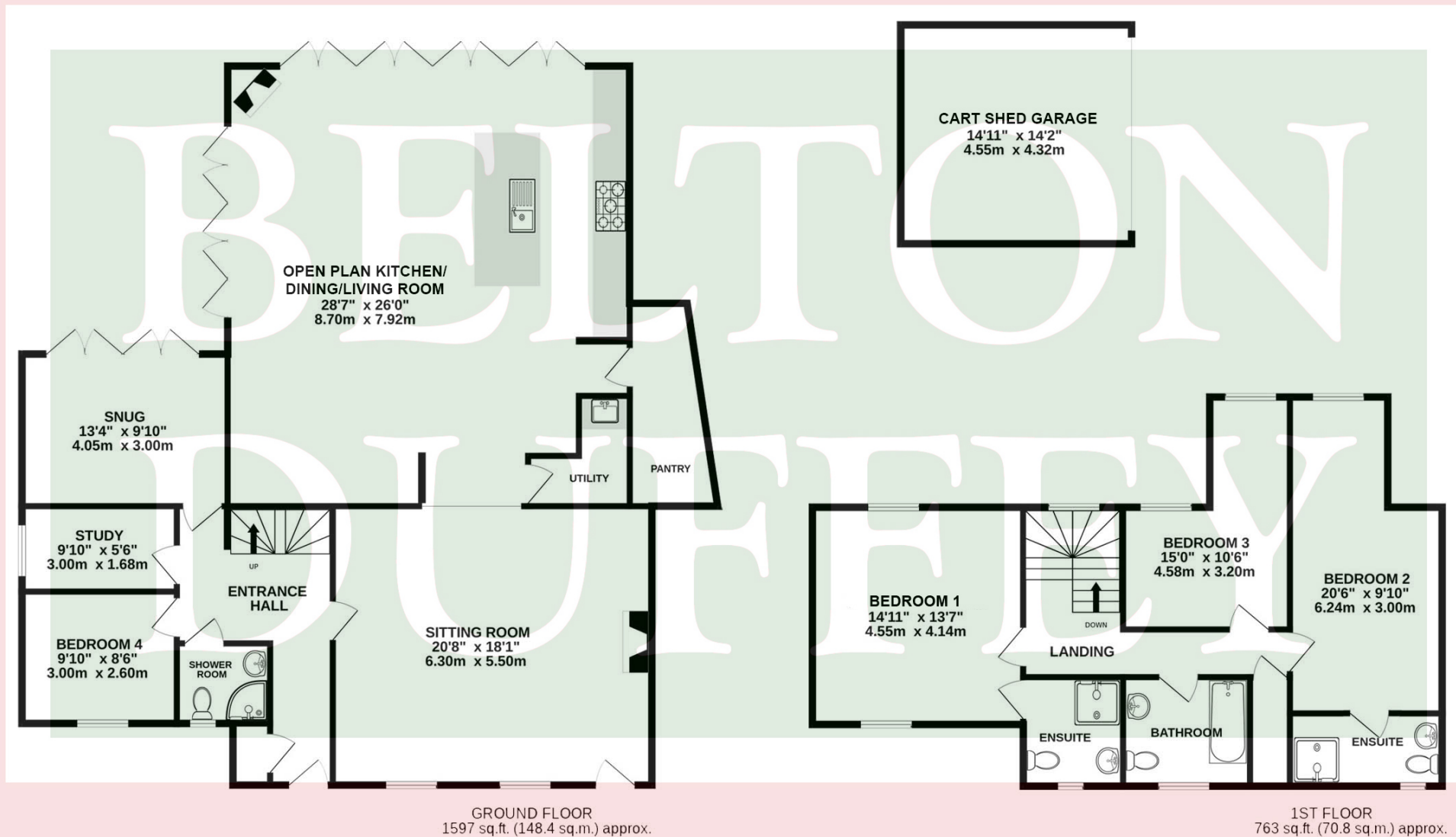






# Garden House, Broomsthorpe Road, East Rudham, PE31 8RG

TOTAL APPROX. FLOOR AREA 2571 SQ.FT (239 SQ.M.)



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