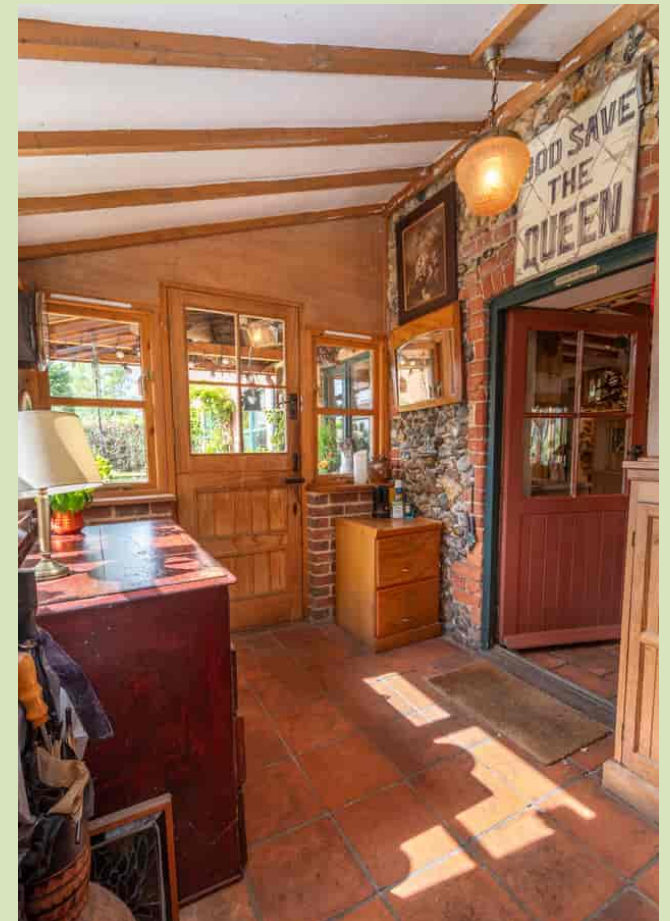




**The Well House, Fulmodeston**  
**Guide Price £635,000**

**BELTON DUFFEY**



# THE WELL HOUSE, 20 BARNEY ROAD, FULMODESTON, NORFOLK, NR21 0AT

A superb period house with flexible 3/4 bedroom family sized accommodation, driveway parking and attractive 0.65 acre gardens (sts) backing onto countryside.

## DESCRIPTION

The Well House is a superb individual period house believed to date back to the early 1800s and built of partly colour washed brick and flint walls under a pantiled roof on the outskirts of the charming rural village of Fulmodeston. The property offers an exciting opportunity to purchase a period property with bags of character in this popular village having undergone in more recent years a thorough conversion into a large family home and a programme of renovation and improvements by the current owners.

There is flexible and well laid out living accommodation briefly comprising a reception hall, kitchen/breakfast room with a separate utility and cloakroom, dining room, study area and a snug which could also provide a ground floor bedroom 4. The hub of the house, however, is a good sized sitting room with an exposed brick fireplace and 3 sets of patio doors leading into a stunning oak framed garden room. 2 separate staircases lead to 2 landings giving access to an en suite principal bedroom and a second bedroom with a large dressing room and patio doors opening onto a balcony overlooking the rear gardens and countryside beyond. There is also a further double bedroom upstairs and a family bathroom.

Traditional features abound including 2 fireplaces housing wood burning stoves, latch doors, pamment tiled floors to the ground floor and reclaimed pine floorboards upstairs with impressive full height vaulted ceilings to the 2 main bedrooms. More modern benefits include oil-fired central heating, a well appointed kitchen/breakfast room with LPG connection for cooking, 2 luxury bathrooms and timber double glazed windows and doors.

The property stands in delightful gardens and grounds amounting to approximately 0.65 acre (subject to survey) comprising a beautifully landscaped rear garden which backs onto countryside, pretty gravelled gardens to the front and useful outside store and driveway parking.

The Well House has been a much loved permanent home for the current owners but would also suit those buyers looking for a character second home with holiday lettings potential in a convenient location for the local market towns and Norwich.

## SITUATION

Fulmodeston is a rural village which used to form part of the Earl of Leicester's vast estate and later home to Lord and Lady Hastings who owned hundreds of acres of prime surrounding farmland. The village is conveniently located 10 miles inland from the north Norfolk coast, an Area of Outstanding Natural Beauty, and situated approximately half-way between the market town of Fakenham and the lovely Georgian town of Holt, both of which offer a full range of shops, schooling and eateries. The Cathedral City of Norwich is approximately 25 miles to the east.

Closer to hand are the thriving neighbouring villages of Melton Constable and Briston where there are amenities including village stores/Post Office, butchers, takeaway outlets, garages, community centre, playing fields, doctors surgery and a primary school. More immediately, the 3 villages of Fulmodeston, Barney and Croxton come together for many club and social activities.



## **PORCH**

An open oak framed porch with a tiled roof leads from the driveway to the front of the property with space for a bench and planters etc. Outside light and a partly glazed oak stable door leading into:

## **RECEPTION HALL**

2.85m x 2.13m (9' 4" x 7' 0")

Space for freestanding furniture, coat hooks and shoe storage etc, exposed brick and flint wall, windows to the front and side and doors to the kitchen/breakfast room and snug/bedroom 4.

## **KITCHEN/BREAKFAST ROOM**

4.96m x 3.49m (16' 3" x 11' 5")

A range of base and wall units with granite worktops incorporating a twin bowl stainless steel sink unit, granite splashbacks. Space for a range style cooker with LPG connection, stainless steel extractor hood over and splashback. Integrated dishwasher, exposed ceiling beams and space for a breakfast table and chairs. Window overlooking the front garden, feature window to the sitting room with glazed display shelves. Doors to the utility room, dining room and sitting room.

## **UTILITY ROOM**

3.58m x 2.32m (11' 9" x 7' 7")

A range of base and wall units with tiled worktops incorporating a stainless steel sink unit, tiled splashbacks. Spaces and plumbing for a washing machine and tumble dryer, space for an American style fridge freezer. Built-in storage cupboard, window to the side and a glazed door leading into:

## **SIDE LOBBY**

Folding pine doors to the cloakroom and a partly glazed hardwood door leading outside to the rear of the property.

## **CLOAKROOM**

Corner wash basin with a tiled splashback, WC and a window to the side of the property.

## **SITTING ROOM**

5.98m x 4.57m (19' 7" x 15' 0")

A good sized versatile room with an exposed brick fireplace housing a wood burning stove on a pamment tiled hearth, pine staircase leading up to the first floor landing 2, exposed brick and flint wall. 3 sets of glazed timber double doors to the garden room.

## **GARDEN ROOM**

5.44m x 3.37m (17' 10" x 11' 1")

An impressive oak framed garden room with a glazed roof, power and light and 3 sets of French doors leading outside to the rear garden.



## **DINING ROOM**

4.87m x 3.64m (16' 0" x 11' 11")

Fireplace with a pine surround housing a wood burning stove on a pavement tiled hearth, built-in dresser unit and a cupboard housing the oil-fired boiler. 2 windows overlooking the front garden and a wide opening to:

## **STUDY AREA**

4.70m x 2.17m (15' 5" x 7' 1")

Space for a desk and chair etc, pine staircase leading up the first floor landing 1, understairs storage cupboard and a window to the side.

## **SNUG/BEDROOM 4**

4.06m x 3.33m (13' 4" x 10' 11")

Versatile room with an engineered oak floor and a window to the front.

## **FIRST FLOOR LANDING 1**

Accessed via a staircase leading up from the study area. Reclaimed pine floorboards, window to the rear and a wonderful stained glass panel. Door leading into:

## **BEDROOM 1**

4.87m x 3.64m (16' 0" x 11' 11")

An impressive room with a full height vaulted ceiling with exposed beams, 2 windows to the south. Door to the en suite shower room and a connecting door to bedroom 3.

## **BEDROOM 1 EN SUITE SHOWER ROOM**

A white suite comprising a shower cubicle with an electric shower, vanity storage unit incorporating a wash basin, bidet and WC.

## **FIRST FLOOR LANDING 2**

Exposed brick and flint wall, doors to bedrooms 2 and 3 and the family bathroom.

## **BEDROOM 2**

5.72m x 3.32m (18' 9" x 10' 11")

Another impressive bedroom with a full height vaulted ceiling, arched window to the front with fitted shutters and French doors opening onto a balcony overlooking the rear garden and countryside beyond. Door leading into:

## **BEDROOM 2 DRESSING ROOM**

4.57m x 3.67m (15' 0" x 12' 0") at widest points.

Currently used as a home office with loft hatch and double aspect windows to the front and overlooking the rear garden and countryside beyond.





### **BEDROOM 3**

5.07m x 3.42m (16' 8" x 11' 3")

Feature exposed brick and flint walls and 2 windows to the south.

### **FAMILY BATHROOM**

A white suite comprising a panelled bath with a shower over, pedestal wash basin and WC.

### **OUTSIDE**

A 5 bar gate leads from the front of the property onto a gravelled driveway providing parking for 2-3 cars and access to the front porch. There are beautifully planted beds to the sides with a picket gate leading to the rear garden.

The rear garden has been attractively landscaped and comprises a paved terrace opening out from the garden room with sleeper steps leading up to the mainly lawned garden interspersed with trees with well stocked beds. Timber summer house with a covered verandah and brick paved terrace, large pond and a post and rail fence to the rear boundary making the most of the countryside views to the rear.

The gardens and grounds are a delight and, in all, amount to approximately 0.65 acre (subject to survey).

### **OUTSIDE STORE**

3.40m x 1.55m (11' 2" x 5' 1")

Accessed from the rear of the property with power and light.

### **DIRECTIONS**

Proceed out of Fakenham on the A148 heading east in the direction of Holt and, on entering the village of Little Snoring, turn right, signposted Fulmodeston. Proceed along this road for approximately a mile and a half into the heart of the village of Fulmodeston and turn left at the crossroads. The Well House is approximately 300 yards further up on the right-hand side.

### **OTHER INFORMATION**

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

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band C (improvement indicator).

### **TENURE**

This property is for sale Freehold.

### **VIEWING**

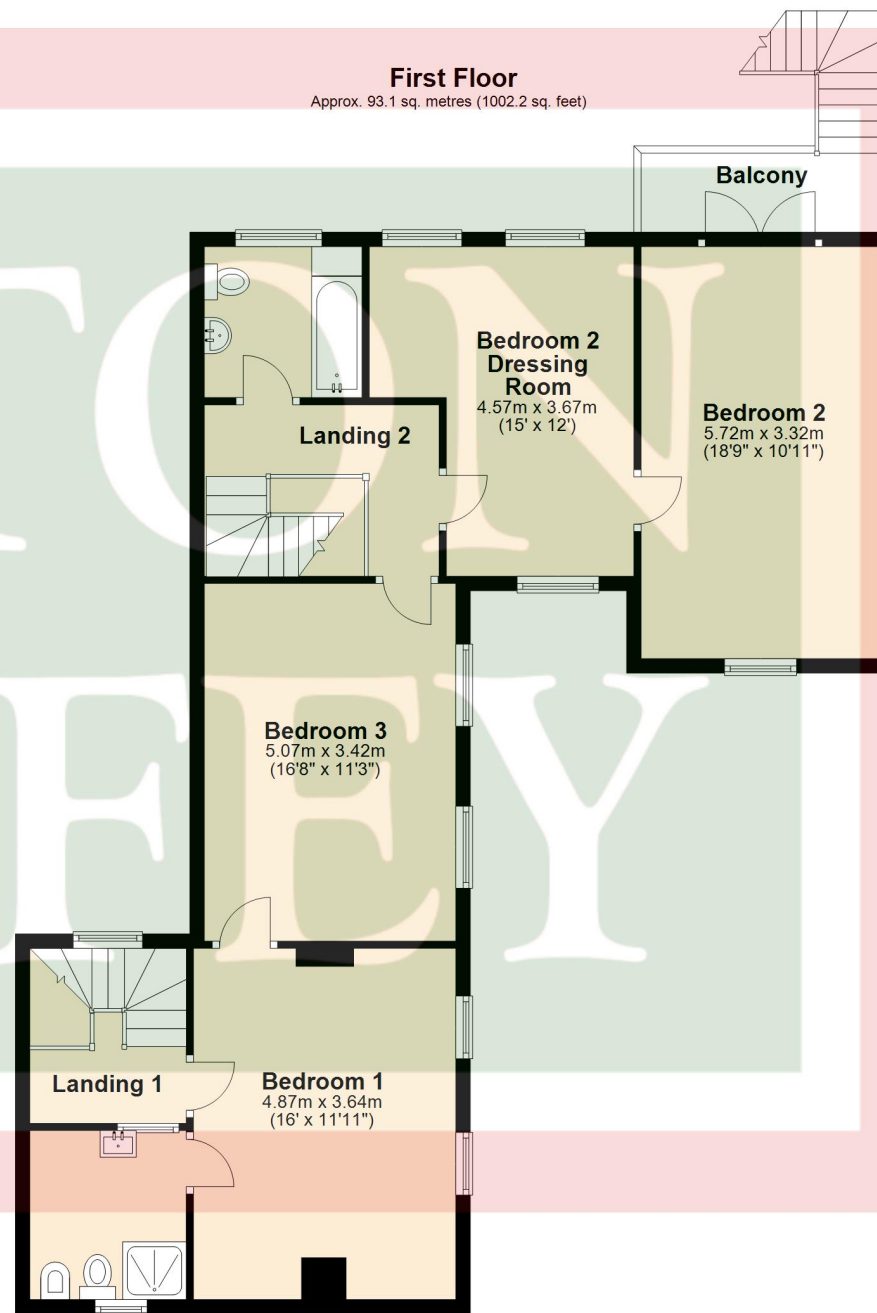
Strictly by appointment with the agent.



**Ground Floor**  
Approx. 136.5 sq. metres (1469.3 sq. feet)



**First Floor**  
Approx. 93.1 sq. metres (1002.2 sq. feet)



Total area: approx. 229.6 sq. metres (2471.5 sq. feet)



## BELTON DUFFEY

12-16 Blackfriars Street,  
King's Lynn,  
Norfolk, PE30 1NN.  
T: 01553 770055  
E: [info@beltonduffey.com](mailto:info@beltonduffey.com)

3 Market Place,  
Fakenham,  
Norfolk, NR21 9AS.  
T: 01328 855899  
E: [fakenham@beltonduffey.com](mailto:fakenham@beltonduffey.com)

26 Staithe Street,  
Wells-next-the-Sea,  
Norfolk, NR23 1AF.  
T: 01328 710666  
E: [wells@beltonduffey.com](mailto:wells@beltonduffey.com)

[www.beltonduffey.com](http://www.beltonduffey.com)

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