

Waterloo Farm, Morley St. Peter, NR18 9TE
£950,000 (Freehold)



- * Detached farmhouse
- * Approximately half a mile from Wymondham College
- * Character property with several modern extensions
- * Five bedrooms
- * Three bath/shower rooms
- * 30ft kitchen/dining/family room
- * Stunning standard of finish throughout
- * Detached office & separate gymnasium
- * Large driveway & detached garage
- * Plot size of approximately two acres (stms)



The Property.....

This remarkable family home, set on a two-acre plot (stms), boasts scenic countryside views and is situated within half a mile of the entrance to Wymondham College, making it one of the closest homes to one of Norfolk's most sought-after schools. The location is exceptional, and the house itself epitomises excellence, offering over 2,500 square feet of internal living space. With luxurious finishes, practicality, and character throughout, the property also benefits from versatile exterior accommodation.

The property is believed to date back to the turn of the 19th century, with several extensions added by previous owners. The current owners have expertly reimaged the layout to maximise space, thoughtfully incorporating key rooms that make the most of the spectacular views over the rear of the property. The thoughtfully landscaped garden, with its far-reaching vistas, provides a serene setting to enjoy the abundance of local wildlife.

Internally, the property is accessed via a spacious entrance hall with engineered oak flooring, which leads to a lounge, study/bedroom five, shower room, large utility room, and the heart of the home - a 30-foot-long, luxurious open plan kitchen/dining/family room. This impressive space features granite work surfaces and a mix of porcelain tiled and engineered oak flooring, a breakfast bar seating area, and a generous additional seating area with panoramic views. French doors to the side and bi-fold doors to the rear open seamlessly onto the south-facing garden, enhancing the connection with the outdoors.

Upstairs, the grand principal bedroom suite offers spectacular views over the garden, three built-in double wardrobes, and a lobby leading to a luxurious en-suite shower room with a large shower cubicle and contemporary tiled splashbacks. The remainder of the first floor features three additional double bedrooms, with bedrooms three and four benefiting from built-in wardrobes. There is also a spacious family bathroom with a separate shower cubicle and bath, along with ample storage cupboards on the landing.

The property is filled with distinctive features, including handmade ledge and brace doors with traditional hand-forged black door furniture, hardwood double-glazed windows and windowsills throughout and an oak staircase, all complemented by modern brushed stainless steel switches and sockets. Underfloor heating extends across the majority of the ground floor, while oil-fired radiator heating ensures comfort elsewhere, with thermostatically controlled zones and TRVs for added convenience. Additionally, a water softener is installed, and the property benefits from being connected to the mains sewerage system.

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Entrance Hall

Wooden entrance door, double-glazed window to front, engineered oak flooring and coat cupboard.

Living Room

Triple aspect double-glazed windows, radiator and vertical radiator.

Study/Bedroom Five

Double-glazed window, fireplace with brick surround, low level built-in cupboards with shelving in recess, engineered oak flooring.

Kitchen/Dining/Family Room

Kitchen fitted with solid oak doors to wall and base units, granite work surfaces and upstands, undercounter lighting, undermount ceramic 1.5 bowl sink, drinking water tap, space for rangemaster style oven, Smeg extractor fan, integrated Neff dishwasher, pull-out larder, built-in wine rack, space for American style fridge/freezer, breakfast bar seating area, porcelain tiled flooring, understairs cupboard and double-glazed window to side aspect.

The dining/family area has bi-fold doors to the rear aspect, French doors to the side and double-glazed windows to both side aspects, engineered oak flooring, built-in shelving and storage cupboard.

Utility

Double-glazed window, composite door, wall and base units, work surfaces, under counter lighting, ceramic 1.5 bowl sink/drain, plumbing for washing machine, space for tumble dryer, water softener, space for fridge and porcelain tiled flooring.

Shower Room

Double-glazed window, shower cubicle with glazed screen, dual mixer shower with both rainfall and flexible wall mounted shower heads, low level vanity unit with inset wash hand basin, extractor fan, towel radiator and tiled flooring.

Landing

Airing cupboard, storage cupboard and loft hatch.

Principal Bedroom Suite

Double-glazed window, three built-in double wardrobes and two radiators.

En Suite

Double-glazed window, large shower cubicle with glazed screen, flexible wall mounted shower, Grohe shower valve, low level vanity unit with inset wash hand basin, inset shelving, wall mounted cupboard, large illuminated mirror, fully tiled splash backs, extractor fan, towel radiator and LVT flooring.

Bedroom Two

Double-glazed window and radiator.

Bathroom

Double-glazed window, four-piece suite comprising of a bath with mixer taps, large shower cubicle with glazed screen, flexible wall mounted shower, Mira thermostatic mixer shower valve, low level vanity unit with inset wash hand basin, illuminated mirror, tiled splash backs, extractor fan, towel radiator and LVT flooring.

Bedroom Three

Double-glazed window, built-in double and single wardrobes in recess, vertical radiator.

Bedroom Four

Double-glazed window, built-in double wardrobe and vertical radiator.

Home Office

Timber construction, double-glazed windows and door, electrical sockets, lighting and electric heater.

Gymnasium

UPVC double-glazed window and door, two Velux windows and electric heaters.

Outside

Situated on a side road off Golf Links Road, the property features a large gravel driveway to the front and side, providing parking for multiple vehicles along with a **DETACHED SINGLE GARAGE**. Access gates lead to both the side and rear.

At the rear, a patio seating area and shingle area lead towards a detached home office and a gymnasium. Auto-sensing security lighting is installed at the front, back, and side of the property, complemented by outside taps at the front and rear, as well as three external electric sockets.

The rear garden, approximately 1.7 acres (stms), is thoughtfully maintained with lawned areas cut to varying heights, established borders, mature trees, hedges, and an enclosed vegetable patch.

South Norfolk Council Tax Band F

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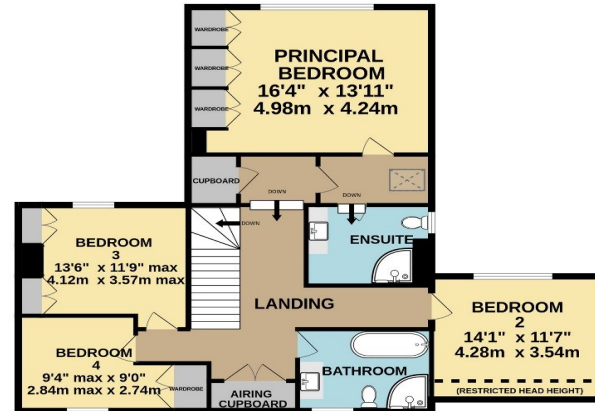




GROUND FLOOR
1709 sq.ft. (158.8 sq.m.) approx.



1ST FLOOR
1149 sq.ft. (106.7 sq.m.) approx.



TOTAL FLOOR AREA : 2858 sq.ft. (265.5 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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