



## BEECH TREE HOUSE

Wroxham Road, Rackheath, Norwich, Norfolk, NR13 6NQ

£825,000

**BROWN & CO**



# BEECH TREE HOUSE

Wroxham Road, Rackheath, Norwich, Norfolk, NR13 6NQ

**Detached family home together with a detached annexe suitable for holiday let, in picturesque gardens and grounds approaching 2.33 acres (stms).**

## DESCRIPTION

Beech Tree House comprises a most attractive detached family home built in the Victorian times with later additions and enjoys picturesque gardens and grounds approaching 2.33 acres (stms). Constructed of brick rendered color washed elevations under a pantile roof, we believe, the house was originally built as a coaching inn and enjoys generous bedroom and living accommodation on two floors with the whole being of great interest to families seeking a family home with ample grounds.

The house is visually striking and approached via the front into a spacious reception hall providing access to the principal ground floor rooms. The sitting room enjoys an open fireplace with delightful bay window and views over the grounds to the front. The drawing room and dining room are located off the hall and enjoy access into the conservatory which flows beautifully out over the gardens. A particular feature to the house is the AGA in the kitchen breakfast room with further access into the utility room and cloakroom. In addition, there is a cellar which will be relevant to buyers.

There are five double bedrooms located off the first-floor landing, together with a four-piece suite family bathroom. The principal bedroom and guest bedroom both feature en-suite shower rooms and fitted wardrobes are apparent in bedrooms three and four.

Beech tree. To the North there lies a secret orchard garden beautifully maintained with a mixture of apple and pear trees. In addition, there is a large paddock area ideal for grazing and may have the potential for development subject to the necessary planning consent being forthcoming.





The Annexe – Emerald Cottage is a detached annexe positioned to the south-west and enjoys spacious, open plan bedroom living room and a separate kitchen and shower room. Constructed of brick render under pantile roof this lovely addition could be used for a number of purposes and will no doubt be a useful component to buyers seeking a detached property, within the grounds and away from the main house.

The gardens and grounds amount to 2.33 acres (stms).

LOCATION

Beech Tree House is located on the edge of Rackheath, some 4 miles from Norwich and within easy reach of Wroxham and the Broadland network. The northern distributor route is within easy reach and the completion of this network has improved access to the A47, A11 and other trunk roads and opened up this part of East Norfolk. Otherwise, the City of Norwich is within easy reach with all its shopping and transport facilities.

DIRECTIONS

Proceed out of Norwich on Sprowston Road and continue over the outer ring road onto Wroxham Road, passing Sprowston Hall Country Club and proceeding straight over the northern distributor road heading towards Wroxham. The turning for the property is on the right hand side and there will be a Brown&Co board on display.

AGENT’S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents’  
Norwich Office. Tel: 01603 629871

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C		
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		











The Atrium, St George's Street, Norwich, Norfolk. NR3 1AB  
01603 629871 | [norwich@brown-co.com](mailto:norwich@brown-co.com)

**BROWN & CO**



# Wroxham Road, Rackheath, Norwich, NR13

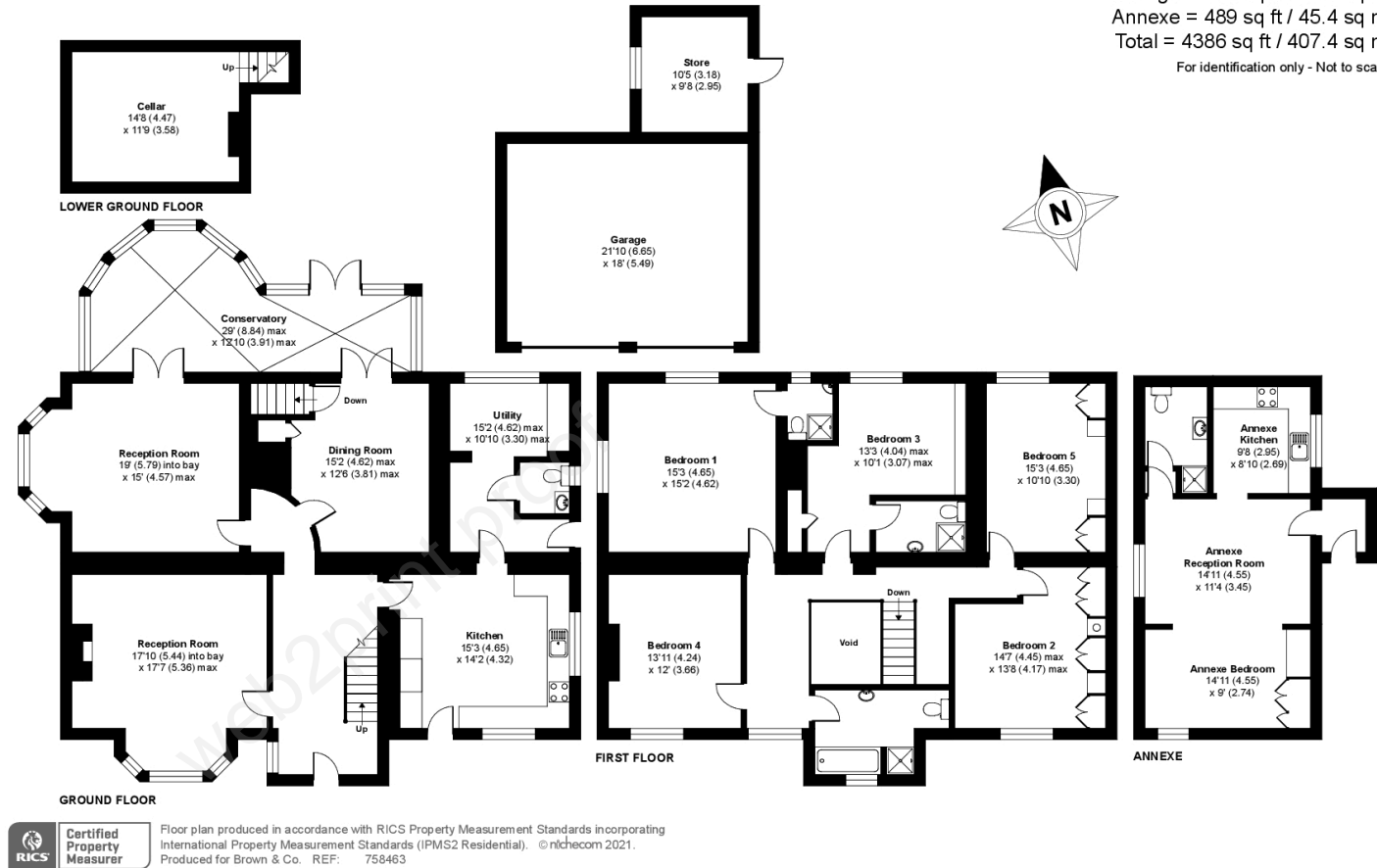
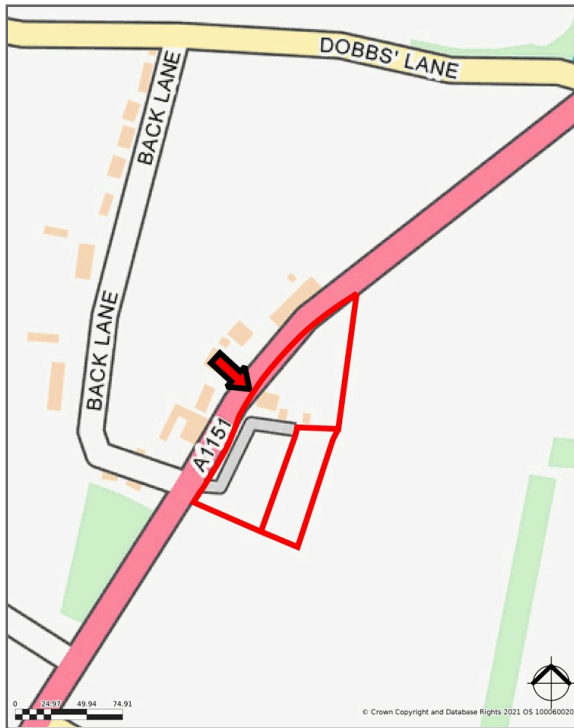
Approximate Area = 3393 sq ft / 315.2 sq m (Excludes Void)

Garage = 504 sq ft / 46.8 sq m

Annexe = 489 sq ft / 45.4 sq m

Total = 4386 sq ft / 407.4 sq m

For identification only - Not to scale



## IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: The Atrium, St George's Street, Norwich, Norfolk, NR3 1AB. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in Particulars Dated August 2021. Ref. 036350

The Atrium, St George's Street, Norwich, Norfolk. NR3 1AB  
01603 629871 | [norwich@brown-co.com](mailto:norwich@brown-co.com)

**BROWN & CO**