



Blandings
Church Road | Barton Bendish | PE33 9GF

FINE & COUNTRY

AN EQUESTRIAN'S DREAM



Fantastic four-bedroom family home offered with a significant 12.5 acres of land and excellent equestrian facilities including a stable block with 16 stables, sand gallop, horse exerciser and double garage. Set in the heart of a quiet rural Norfolk village but with easy access to Downham Market and Swaffham this superb home is a must view!



KEY FEATURES

- Fantastic Detached Four Bedroom Family Home
- Substantial Equestrian Facilities
- Stable Block With 16 Stables
- Expansive 12.5 Acre Grounds
- Double Garage
- Sand Gallop And Horse Exerciser
- Total Accommodation extends to 2963sq.ft
- Energy Rating E

This exceptional property is offered with the keen equestrian in mind. Originally constructed in the late 1980s as a horse racing yard, it boasts a comprehensive range of features that will delight any horse enthusiast. Whether you are looking for a property to accommodate your own horses or envision transforming the additional stables into a thriving livery or riding school, this property beckons you to turn your equestrian dreams into reality. The property could benefit from some modernisation in parts but presents a fantastic opportunity to make your mark on this lovely home.

What A Location!

Sit amidst its generous plot, this charming brick and flint property finds its ideal setting on a tranquil village through-road. "It's so peaceful here, there is hardly any traffic or noise." explains the current owner. A five-bar gate provides access from the road, unveiling a spacious driveway with parking for numerous vehicles. To the front of the house, a brick and flint wall spans the width, harmonising with the façade of the home.

All the rooms in this lovely property are bright and airy, thanks to the abundant windows thoughtfully incorporated during construction. The property is also very flexible, allowing ample opportunity to reconfigure the ground floor rooms to match specific needs and preferences.

The front door opens into a generous entrance hall, where stairs ascend to the first floor of the house. From here is access to a well-proportioned, double aspect drawing room which is bright and welcoming courtesy of its tall windows and garden access door. Adding to its charm is a substantial inglenook fireplace with a woodburning stove which serves as an inviting focal point.

Adjoining this room is a formal dining room which also enjoys a double aspect. This room offers plenty of space for hosting family gatherings, but its versatile design allows for easy transformation





KEY FEATURES

into a cosy snug, children's playroom, or a ground floor office. A convenient cloakroom is situated next to the dining room.

Continuing further into the property is an L-shaped kitchen/ breakfast room that seamlessly flows into a family room - a thoughtful alteration made by the current owners to create a more communal living space.

The kitchen features a range of bespoke cabinets, an integrated fridge and dishwasher plus a delightful Aga stove, which will remain with the property. Through the kitchen is access to a utility room which offers plenty of space for white goods and additional storage. There is also access via the utility room to a useful pantry area.

To the first floor are four good sized bedrooms. The two largest rooms both feature built-in wardrobes and share access to an ensuite shower room. Both rooms are wonderfully bright thanks to the double aspect windows. A generous family bathroom with freestanding clawfoot bath completes the rooms on this floor.

Let's Go Outside

There is a large, attached garage to the rear of the property with double electric doors which provides ample space for storage or workshop use. Additionally, there is an outside toilet which is accessible via the open porch. The property includes an extensive 12.5-acre parcel of land with portions of it delineated into paddocks defined by sturdy post and rail fencing.

For The Horse Lovers

There is a U-shaped block of 15 stables with a newly installed roof, as well as a separate tack and feed room. A power and water supply has been run to the stable block, making access simple. In addition, the area has its own soakaway.

There is a separate access gate for the stables and plenty of parking for trailers and horse boxes. A sand gallop around the perimeter of the land and a motorised horse walker are two other features to note for the keen equestrian.

The local area is also great for hacking, and you will find yourself in good company. "The community is very horsey and there are lots of places to ride," the current owner explains, "with regular equestrian events held at nearby Drymere in Swafham as well as local hunts to participate in."

























INFORMATION



On The Doorstep...

Barton Bendish is an attractive friendly village in the heart of rural Norfolk, with the hamlet of Eastmoor nearly a mile away also forming part of the parish. There is a village hall which provides an active calendar of events throughout the year including the popular 'Open gardens Day' held every June.

How Far Is It To...

Barton Bendish lies 7.6 miles east of the vibrant market town of Downham Market and 8.2 miles west of Swaffham. Both towns offer a range of amenities including shops, supermarkets, cafés, restaurants, and pubs as well as weekly markets. A good range of schools can be found in both towns.

For those commuting to London, Downham Market train station offers regular train services into Kings Cross in 95 minutes. The city of Norwich lies 38.6 miles to the east of the village.

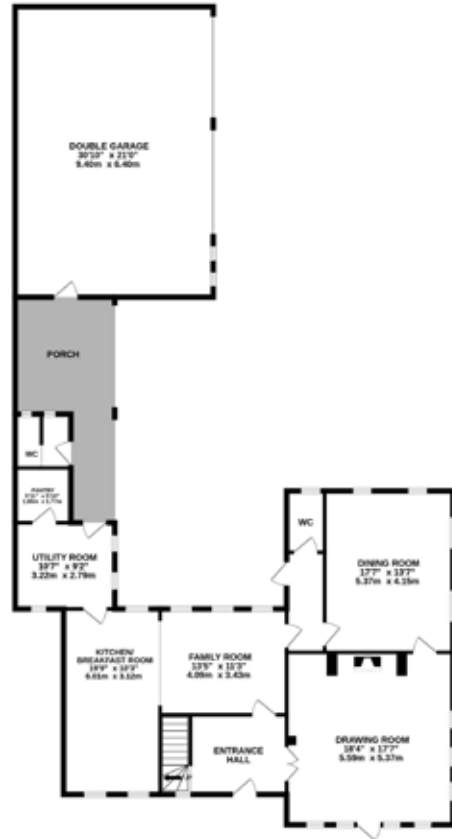
Services, District Council

OFCH, Mains Water & Drainage
Kings Lynn and West Norfolk Borough Council
Council Tax Band G

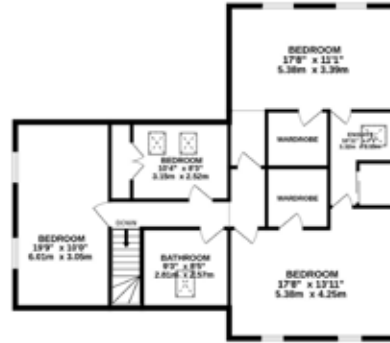
Tenure
Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

GROUND FLOOR
1894 sq.ft. (175.9 sq.m.) approx.



1ST FLOOR
1069 sq.ft. (99.3 sq.m.) approx.

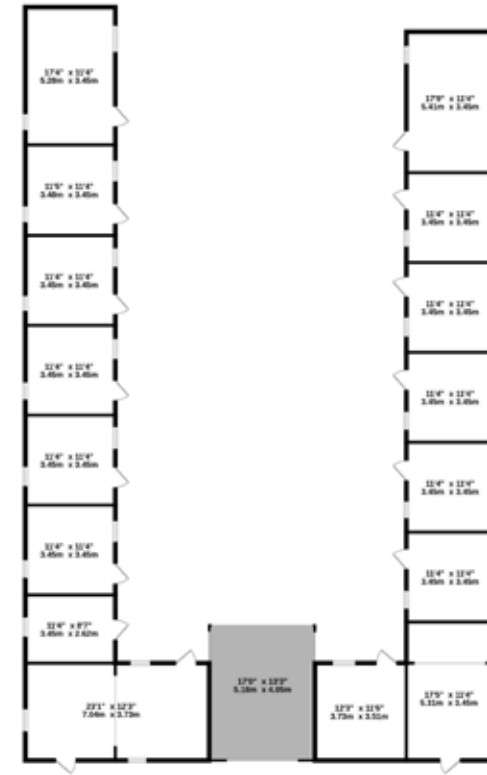


TOTAL FLOOR AREA : 2963 sq.ft. (275.3 sq.m.) approx.

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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GROUND FLOOR
2398 sq.ft. (222.8 sq.m.) approx.



TOTAL FLOOR AREA : 2398 sq.ft. (222.8 sq.m.) approx.

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