



Thatch House Home Farm Lane, Merton

In Excess of £850,000

Thatch House Home Farm Lane

Merton, Thetford

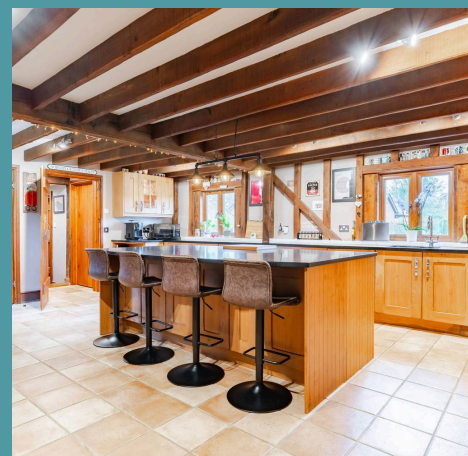
Established within almost an acre of beautifully landscaped gardens, Thatch House is an exquisite four-bedroom residence located in the serene Norfolk countryside. Offering over 4,900 sq. ft. of character-filled living space, this impeccably designed home boasts a stunning country-style kitchen, two expansive reception rooms with exposed beams and inglenook fireplaces, and a principal suite with vaulted ceilings and an en-suite. The self-contained annex provides versatile living options, currently serving as a private entertainment area, while its sustainable features like solar panels and underfloor heating enhance its appeal. This property offers unparalleled privacy and flexibility, making it a truly remarkable countryside retreat.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





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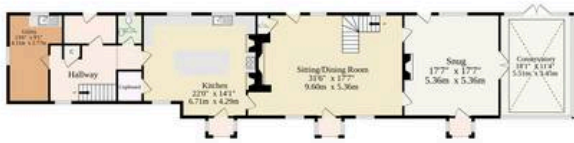
The Location

Set in the peaceful landscape of Norfolk, Merton is a charming village that captures the essence of rural living. Its historic Church of St. Peter, one of only 124 round-tower churches in Norfolk, stands as a testament to the area's rich heritage. Nearby, Merton Hall, a 19th-century estate belonging to the de Gray family, now serves as a sought-after wedding venue.

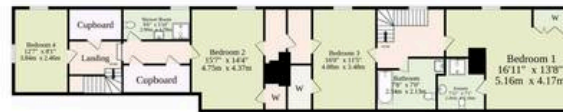
Surrounded by the scenic beauty of Breckland, Merton offers endless opportunities for walking and cycling. Just south lies Watton, a vibrant market town with a strong community spirit, hosting the historic Wayland Show and providing excellent amenities, including schools, healthcare, shops and leisure facilities.



Ground Floor
1918 sq.ft. (178.2 sq.m.) approx.



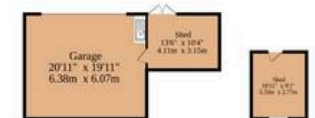
1st Floor
1428 sq.ft. (132.7 sq.m.) approx.



Annex
913 sq.ft. (84.8 sq.m.) approx.



Outbuildings
459 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 4918 sq.ft. (456.9 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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