The Meadows Estate

Region: East Of England **Sleeps:** 19

Overview

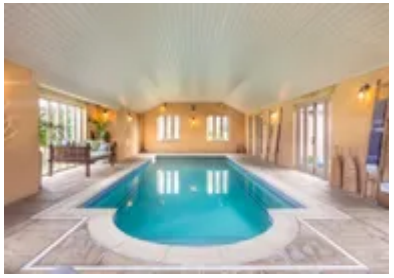
A wonderfully charming Norfolk Manor Farmhouse set centrally within 40 acres of beautiful, secluded grounds in the unspoilt Norfolk countryside. Arriving up the long driveway, the peace and privacy of Manor House is immediately striking, offering a relaxed atmosphere with an abundance of space for a large family getaway. With a heated indoor pool and a gym on site, Manor House has it all!

The traditional house offers a comfortable and cosy interior, with touches of African artwork and furnishings that nod to the owners' heritage. On the ground floor you'll be absolutely spoilt for choice of rooms to relax into, but the star of the show has to be the stunning, south-facing conservatory. With panoramic views of the exquisite grounds, you'll no doubt want to spend all your time here, sinking into the large comfy sofas while watching the thriving local wildlife just outside.

The homey Norfolk Manor kitchen boasts an AGA as well as electric oven, making it perfect for cooking up a feast. The adjoining breakfast room has views over the manicured gardens, and French patio doors open onto an al fresco dining area for use in warmer months. The separate dining room is perfect for evening entertaining, with a grand marble fireplace, rustic wooden floors and large wooden table providing comfortable dining for twelve.

Up to the first floor and you will find a total of seven bedrooms that can accommodate up to fifteen guests. The master bedroom has a super king-size bed with private ensuite shower room. Four further spacious bedrooms - three super king and one king - are available. The fourth room is a large twin, with two single beds, and the final room is perfect for children, with bunk beds and a









single, as well as a selection of books and toys. Alongside the bedrooms there's a characterful family bathroom with traditional roll-top bathtub, and an additional upstairs shower room in contemporary decor.

The heated indoor pool is a real treat, not to mention the steam room to relax into once you've done your morning laps! In the external barns you will find the well-equipped gym, so you'll have no excuse not to keep up your fitness routine while on holiday! Alongside this there's the games room, with plenty to keep the kids entertained.

Within the grounds you'll also find an additional cosy cottage set away from the main house. Sleeping up to four guests, with its own fully equipped kitchen and bathroom, this can be rented for an additional supplement - perfect for family or friends who want to join your getaway!

Offering absolute peace and tranquility, the grounds of Manor House are made up of formal gardens, pasture, and woodlands, surrounded by 800 acres of picturesque farmland. With a wildflower meadow located to the South of the grounds, woodland along the West, you'll be completely immersed in the idyllic Norfolk countryside.

Facilities

Exclusive • Has Discount • Has Offer • Special Offer

Interior & Grounds

Sleeps 15 in the Main House (max 12 adults and 3 children)

Ground Floor
- Entrance hall with plenty of storage and WC
- Boot Room with ample space for coats, jackets, and boots. There is also an additional fridge/freezer available
- Study
- African themed snug/TV room with wood burner and French doors that open onto the paved terrace
- Traditional farmhouse style kitchen. the well-equipped kitchen boasts an Aga, separate electric oven and ceramic hob, double ceramic sink, dishwasher, a large fridge, and a Nespresso machine.
- Breakfast room with an informal dining table seating up to 10 guests
- Utility/laundry room where you will find an additional integrated fridge, washing machine, tumble dryer and a ceramic butler sink
- Drawing room with marble fireplace overlooks the beautifully manicured front garden. A large wooden dining table can comfortably seat 12 guests and more if required.
- Conservatory with wonderful panoramic views of the beautiful, manicured grounds

Indoor Swimming Pool Complex
- Heated indoor swimming pool. The pool has stepped entry into the shallow end with rails around the inside edge of the pool. here is also a selection of French doors around the pool that can be opened to access the adjacent paved courtyard with relaxed outdoor seating.
- Changing room
- WC
- Steam room and walk in shower

First Floor
- Bedroom 1: The master bedroom, Furnished with a super king size bed, plenty of storage in the built-in wardrobes and drawers, a large full-length mirror and relaxed seating options. This room also has its own en suite with a large walk-in shower, twin sinks, WC, and a heated towel radiator.
- Bedroom 2: Overlooking the front garden and surrounding meadows, this room is furnished with a double bed and a large freestanding chest of drawers.
- Bedroom 3: With views over the front garden and surrounding meadows, this spacious bedroom offers a super king size bed, built-in wardrobes and drawers and relaxed seating.
Family Bathroom: With eye-catching pink floral wallpaper, this bathroom really stands out! With a traditional roll-top bath, separate corner shower, hand basin, WC, and heated towel radiator.
- Bedroom 4: Overlooking the surrounding barns, this room offers ample space and provides a double bed, built-in wardrobe, freestanding chest of drawers and a built-in desk/dressing table with a chair and mirror. This room also has an adjoining door with bedroom 5.
- Bedroom 5: Overlooking the surrounding barns, this spacious bedroom offers a super king size bed, built-in wardrobes, bench seating and a built-in desk/dressing table. This room also has an adjoining door with bedroom 4.
- Bedroom 6: Perfect for the children in the party, this triple room is equipped with a bunk bed and a separate single bed. There is also a children's desk with a selection of books and toys available.









Family Shower room: With contemporary grey styling this room offers a corner shower, hand basin, WC, and a heated towel radiator.
- Bedroom 7: This twin-bedded room offers 2 single beds and a built-in wardrobe with plenty of hanging space and shelving.
- There are also 2 additional ground floor WC's.

Exterior Grounds
Set in 40 acres of land, the grounds are made up of a mixture of formal gardens, pasture and woodland. The formal gardens are arranged as follows: immediately to the South of the house there is an area of walled garden laid to lawn with gravelled paths bordered by clipped box hedging. The main garden is situated to the East of the house and has large areas laid to lawn with mixed shrub and herbaceous beds and a variety of ornamental shrubs and trees. On the terrace there is a BBQ and a large table and chairs providing al fresco dining on warm summer days.

Situated to the North there is an area of orchard and flowering cherries with a willow arch leading to the hard tennis court and pavilion. To the North West of the house there is an orchard with a great variety of productive fruit trees under planted with spring bulbs and box hedging. The gardens contain some magnificent mature trees including beech, lime and oak.

To the West of the main formal gardens there is a further area of woodland garden with a pond and a variety of ornamental trees including a good selection of Japanese maples. This area is under planted with spring bulbs with a central wrought iron domed pergola trained with climbing roses. This area has an abundance of wildlife with resident nesting ducks so please keep any dogs out of this area and keep the gates shut at all times.

In the external restored barns, you will find the gym. The gym is very well-equipped for the fitness fanatics! Complete with a mirrored wall, TV screen, rowing machine, cross trainer, exercise bike there is no excuse to fall out of shape on this holiday! There is also a selection of skipping ropes, resistance bands, gym balls and yoga mats available to use. Please note that the gym is only to be used by guests 18 years of age and over and the equipment is used at your own risk.

There is ample off-road parking located on the spacious gravel drives, and covered parking in the open cart sheds, including a Tesla electric charging point. Also located in the cart sheds is a Table Tennis table – friendly competition is advised at all times!

Please be aware that there are three open ponds on site so children and dogs must be supervised at all times.

Little Barn
The beautiful newly renovated Little Barn is located just a stone throw from the Manor House. The Barn boasts a fully equipped open plan kitchen, breakfast table and cosy lounge with wood burning stove. There is a king-sized bedroom with freestanding bathtub and twin bedroom. Both bedrooms have ensuite shower rooms with hand basin and WC.

Additional Facilities
- Indoor Swimming Pool Complex
- Steam Room
- Tennis Court
- Gym
- Games Room
- Table Tennis Area

- Tesla Electric Charging Point
- Wood Burner and Open Fire
- Logs provided
- Ample Off-Road Parking

Location & Local Information

The Meadows is situated in an unspoilt rural position surrounded by farmland. The picturesque village of Litcham is roughly one mile away, where you can find a friendly local pub and a village store for necessities. For further amenities, the property is centrally located between three market towns - Swaffham, Dereham and Fakenham, each around 9 miles away. Swaffham holds a buzzing outdoor market every Saturday, offering an extensive selection of stalls showcasing a wide range of goods. It's not to miss!

Just twenty minutes away is Houghton Hall & Gardens, a stunning historical stately home. With an impressive collection of contemporary sculpture and a beautiful walled garden, it makes a wonderful family day out.

For some sea air, the stunning North Norfolk coast is just twenty miles north of the house. You'll find endless stretches of quiet sandy beaches at Wells-next-the-sea, Holkham beach and Brancaster Estate. Further West along the coast you can find the National Trust's Blakeney Nature Reserve, which offers beautiful coastal views, spectacular wildlife, and is home to the largest grey seal colony in England. Book yourself onto one oft the many seal watching boat tours for an adventurous day by the sea!

If you're after a change of pace from the countryside, then Norfolk's famous cathedral city, Norwich, is forty-five minutes away. Here you can wander the historical cobbled lanes of England's largest medieval city. You'll find a charming mix of independent shops, cafes and galleries, nestled amongst cosy inviting pubs and medieval stone churches.

Local Amenities

Nearest Village	**Litcham (2.3km)**
Nearest Town/City	**King's Lynn (32km)**









Nearest Town/City	**Norwich (43.1km)**
Nearest Bar/Pub	**George & Dragon (8km)**
Nearest Train Station	**Watlington (41.2km)**

What we love

- With your own heated indoor pool, along with steam room, gym and games room providing fun for all, it'll be hard to tear yourself away from Manor House!
- The property has its own Tesla electric charging point, so electric car owners can keep fully charged for their adventures around Norfolk!
- Keep an eye out for the resident Sparrow-hawk swooping above the grounds!
- Norfolk is home to beautiful natural landscapes, breathtaking coastlines and quaint picturesque villages, all perfect for endless exploring

What you should know...

- There are three open ponds on site so children must not be left to explore alone
- The gym is only to be used by guests aged 18 and over, and is used at guests own risk
- Dogs must be kept out of the gated woodland area due to the resident wildlife and nesting ducks

Terms & Conditions

- **Security deposit:** £2500 charged to the client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to a full inspection

- **Arrival time:** 4.00 p.m.

- **Departure time:** 10.00 a.m.

- **Energy costs included?:** Yes.

- **Linen & towels included?:** Yes.

- **Pets welcome?:** Yes, a maximum of 2 well-behaved dogs allowed on request for an additional £150 per dog, per stay. Dogs must not go upstairs or on furnishings.

- **Changeover day:** Friday.

- **End of stay cleaning:** Standard changeover clean included in the price. Guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.

- **Smoking Allowed?:** Outside only.

- **Minimum stay:** Please note that there is a 3-night minimum stay, this may be increased to 7-nights across peak dates

- **Heating costs included?:** Included in the rental rate

- **Internet access?:** Yes, Wi-Fi is included in the rental price

- **Stag & Hen Do Allowed? :** No stag, hen do's or single sex parties. Guests may be asked for a list of the names and ages of all guests.

Please note:
- Swimming Pool: Regardless of the age of children visiting The Meadows we have a habit of keeping the swimming pool doors locked when an adult is not present.
- Ponds: As well as the swimming pool there are 4 unfenced ponds on the property, all of which have some water, which make them potentially hazardous.
- Outbuildings: Please could you keep away from the out-buildings, which are currently under-going some work. This should not affect you as they are well away from the house, but the immediate area is potentially dangerous, particularly for children.
- Gym Equipment: We ask that all children are supervised by an adult when using the gym equipment.
- Garden & Boundary: The Meadows boundary is marked in the welcome document, please do not stray outside of the house boundary. Please also be aware there are deep ditches around the garden and machinery operating in the adjacent fields.
- Livestock & Wildfowl: We have livestock in adjacent fields. Please beware and ensure dogs are always well controlled or on a leash.