



# Black Carr House

Besthorpe, Norfolk

**STRUTT  
& PARKER**

BNP PARIBAS GROUP

## A charming five bedroom period property set in delightful gardens with views over the surrounding countryside

Black Carr House is a charming five bedroom family residence of brick and clay construction under a tile roof set over three storeys.



**4 RECEPTION ROOMS**



**4/5 BEDROOMS**



**2 BATHROOMS**



**OUTSIDE**



**ABOUT 0.84 ACRES**



**FREEHOLD**



**RURAL**



**3,322 SQ FT**



**GUIDE PRICE £845,000**



### The property

The house is light and airy and offers well-proportioned family-sized accommodation and enjoys stunning views over the surrounding countryside. The current owners have retained many period features including exposed brickwork, timber beams and original fireplaces, whilst extending and modernising the house with a garden room and generous snug / living room which leads out to a rear patio seating area. Of particular note is the garden room which enjoys views over the private landscaped gardens and further afield.

On the first floor there are four bedrooms, including the principal bedroom with en suite shower room and a family bathroom. There is a fifth bedroom to the floor above which could also be used as a study or craft room.

### Outside

The property is accessed via a private driveway with parking for several vehicles with associated barn

offering garaging and useful storage space and a generous cowshed which again provides extra storage room. To the rear of the house is a generous garden with greenhouse and patio seating areas which offer excellent entertaining space.

### Location

Black Carr House occupies a delightful position in open countryside with splendid views over the surrounding farmland. Black Carr House is within striking distance of the well renowned Pub The Boars which also has a nearby bus stop. Wymondham can be found 4 miles to the northeast providing a wide range of amenities and excellent schooling with Wymondham College (1 mile) being rated 'Outstanding' by Ofsted and one of the few UK State Schools offering boarding facilities as well holding the 'World class' accolade for a UK State School and Wymondham High School. Attleborough is about 3.5 miles to the west of Besthorpe which provides a comprehensive range of facilities.





The market town of Diss is 14 miles to the south and provides a regular rail service to London Liverpool street station and the City of Norwich, the regional centre is 12 miles to the east and offers a comprehensive range of commercial entertainment and cultural amenities and excellent schooling together with a main line railway station providing regular services to London and Cambridge. On the north side of the city is Norwich International Airport which caters for both domestic and international flight destinations.



### Distances

- Attleborough 3.5 miles
- Wymondham 4 miles
- Norwich 12 miles

### Nearby Stations

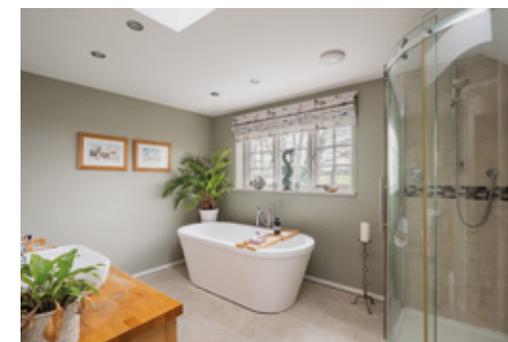
- Wymondham
- Norwich
- Diss

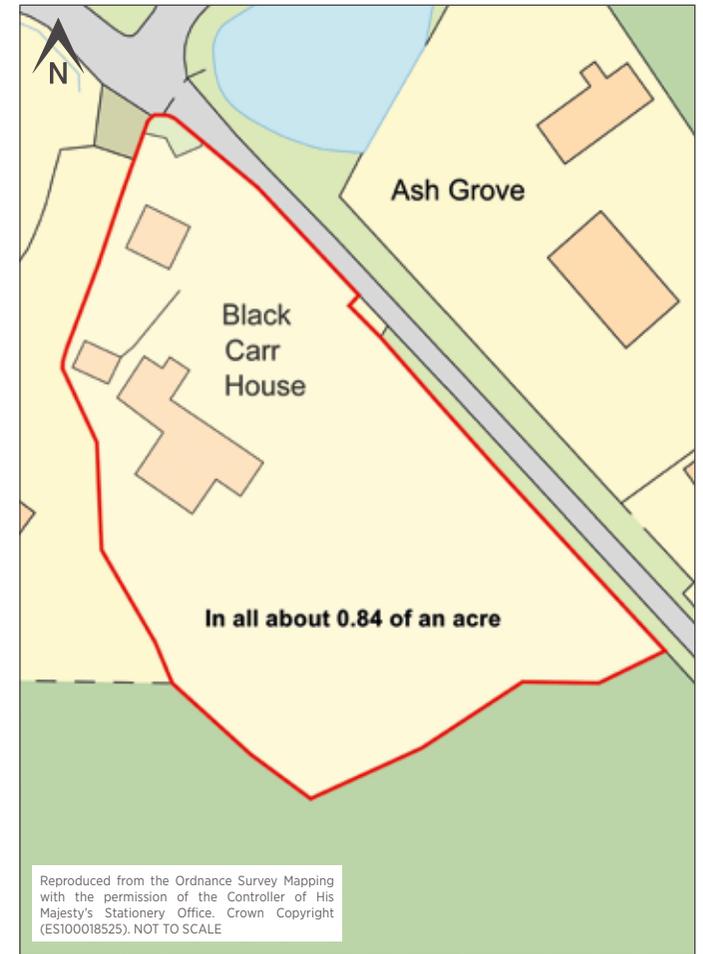
### Key Locations

- A11 (1 mile)
- Barnham Broom Golf Club
- The Boars Pub at Spooner Row
- Wymondham Abbey
- Waitrose

### Nearby Schools

- Wymondham College
- Wymondham High School
- Norwich High School for Girls
- Norwich School
- Town Close Preparatory School





Reproduced from the Ordnance Survey Mapping with the permission of the Controller of His Majesty's Stationery Office. Crown Copyright (ES100018525). NOT TO SCALE



## Floorplans

Approximate Gross Internal Area  
 Main House: 257.3 sq m / 2770 sq ft  
 Garage: 29.4 sq m / 316 sq ft  
 Outbuilding: 21.9 sq m / 236 sq ft  
 Total: 308.6 sq m / 3322 sq ft  
 For identification purposes only.

## Directions

Postcode: NR17 2LP

Leave Norwich heading south west on the A11 and take the left hand slip road signposted 'Wymondham, Morley, Besthorpe, Spooner Row'. At the T-Junction turn left and continue over the train crossing and at the next junction turn right passing The Boars pub. Then head out of the village towards Bunwell until you come to a left turn signposted 'Black Carr'. Head down 'Black Carr' and upon reaching the triangle of grass before the pond on the right hand side turn right where the entrance to Black Carr House can be found.

What3words: /// digestion.encloses.dignify

## General

**Services:** Mains electricity and water. Oil fired central heating. We understand that the private drainage at this property is compliant with the relevant regulations.

**Local Authority:** Breckland District Council

**Council Tax:** Band E

**Mobile coverage and broadband:** Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**EPC Rating:** D

**Parking:** Off Street

**Viewing:** Strictly by appointment through Strutt & Parker.

## Norwich

4 Upper King Street, Norwich, Norfolk NR3 1HA

**01603 617431**

[norwich@struttandparker.com](mailto:norwich@struttandparker.com)  
[struttandparker.com](https://www.struttandparker.com)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 purchase.

© WFP Photography Ltd 2026 | [www.williampitt.co.uk](http://www.williampitt.co.uk)

**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken January 2026. Particulars prepared January 2026. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited.



@struttandparker

Over 50 offices across England and Scotland, including Prime Central London

For the finer things in property.

