



Karleisha, Rectory Road, Lyng, Norfolk

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Karleisha, Rectory Road, Lyng, Norfolk NR9 5RA

An impressive and substantial new build contemporary country residence offering approximately 11,000 sq/ft with landscaped gardens and spectacular rural views

Reepham 4 miles, Dereham 7.5 miles,
Aylsham 11 miles, Norwich 13 miles

Ground Floor: Entrance porch | Entrance hall
Garden room | Drawing room | Reception hall
Open plan kitchen dining room | Study | Utility room | Two guest wc's

First Floor: Landing | Principal bedroom with dressing room, en suite bathroom and balcony
Two further double bedrooms with en suite bath and shower room | Double bedroom with balcony | Family shower room

Second Floor: Two double bedrooms with en suite shower rooms (one with balcony)
Double bedroom | Bathroom | Games room
Entertainment room with balcony

Outside: Double garage | Landscaped gardens and terraces | Reflection pool | Raised plant beds and outside lighting | Electric gates | Off-street parking for numerous vehicles

In all about 1.31 acres | EPC - C

The property

Karleisha is an impressive substantial new build property offering approximately 11,000 sq/ft over three storeys, sat centrally within a generous plot amongst a rural countryside setting on the edge of the well-served amenity village of Lyng in mid-Norfolk. The property epitomises the permission granted for its construction under paragraph 79 of the National Planning Policy Framework, which allows new dwellings to be built in the countryside if "the design is of exceptional quality, in that it is

truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area".

Inside, the property is filled with natural light from the numerous floor to ceiling windows found through the ground floor. The drawing room is a palatial triple height 51' by 26' reception space perfect for entertaining or for an indoor swimming pool, with sliding garden doors out to a stunning south facing terrace with pergola. The open plan kitchen dining room is capacious with fitted units and central island under marble worktops, with integrated hob and extractor fan above. In addition, there is a spacious entrance hall, utility room, study, guest wc and integrated double garage. A bespoke marble staircase in the reception hall leads to a galleried first floor landing with four double bedrooms, three with en suite bath and shower rooms and two with balconies. A bespoke staircase leads to an entertainment room located above the drawing room with balcony overlooking the gardens designed by award winning Chris Deakin and the surrounding rolling countryside. On the second floor, there are three further double bedrooms, two with en suite shower rooms and one with a balcony, as well as a large games room.

Outside

Outside, the grounds were designed and landscaped to create a contemporary country garden that creates a flow between the property's interior with the beautiful rural landscape beyond. There are a number of large linked terraces around the property designed to catch the sun and with their own character that afford different views. The gardens are mostly laid to lawn with native beech hedging to create garden rooms and shelter amongst a wonderfully stocked selection of native and decorative trees.





Location

Karleisha is situated in the village of Lyng with its own public house (The Fox), convenience shop, garage, primary school and post office. The village is 7.5 miles from the market town of Dereham and 4 miles from Reepham, which offers a full array of services, including secondary schooling, which has achieved the highest grade of Outstanding in its latest Ofsted report. The Cathedral City of Norwich, the regional centre is 13 miles to the southeast and offers a full range of commercial entertainment, cultural amenities and excellent schooling. Norwich has a main railway station providing regular service to London and Cambridge. On the North side of the City is Norwich international Airport, which caters for both domestic and international flight destinations.

Directions

Leave Norwich on the A1067 to Fakenham and after reaching Great Witchingham (Lenwade), take a left turn onto Weston Hall Road (B1535). Continue for half a mile and take a right hand turn onto Lyng Easthaugh Road and after 2 miles heading onto Rectory Road in Lyng, the entrance drive to Karleisha can be found on the left hand side.

Agents Note

Please note that some of the images are CGI staged images.











Floorplans

House internal area 10,817 sq ft (1,005 sq m)
Double Garage internal area 650 sq ft (60 sq m)
Balcony external area 724 sq ft (67 sq m)
Total internal area 11,467 sq ft (1,065 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

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General

Local Authority: Breckland Council. Council Tax Band H

Services: Oil fired central heating, mains water and electricity, private drainage by sewage treatment plant.

Guide Price: £2,350,000

Tenure: Freehold

Fixtures and Fittings: Unless specifically mentioned in these particulars, all fixtures and fittings are excluded from the sale of the freehold interest. Some items such as carpets, curtains, light fittings etc., may be available by separate negotiation if required.

Rights of Way, wayleaves and easements: The property will be sold subject to all rights and private rights of way. Water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights whether mentioned in these particulars or not.

Norwich

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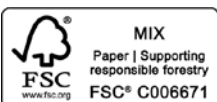
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