



## Pear Tree Farm Fersfield Road, Kenninghall

£825,000 Freehold

GUIDE PRICE £825,000 - £850,000 - Offered to market with no onward chain. Set amidst approximately 2 lush acres of Norfolk's finest countryside, this exquisite unlisted farmhouse epitomises refined rural elegance. Fully renovated over 18 months to an exceptional standard, including new bathrooms, new kitchen, new flooring and a list of high-end changes throughout. Offering incredible countryside living, this home is sure to impress.



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Location

Located within the serene heart of Norfolk, Kenninghall offers an idyllic retreat from the hustle and bustle of modern life. Renowned for its quintessential village charm, it boasts a collection of historic cottages, charming country pubs, and picturesque landscapes that evoke timeless tranquillity. Surrounded by rolling fields and verdant countryside, this distinguished village provides a perfect backdrop for those seeking privacy and natural beauty while maintaining convenient access to nearby amenities.



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### Fersfield Road

The entrance hall welcomes you into a generously proportioned home where exposed timbers, brickwork, and a commanding fireplace in the snug evoke a sense of timeless character. The gracious reception spaces include a double-aspect snug with a commanding fireplace, wood-burning stove, and a cosy lounge with double-aspect views overlooking the farmland. The heart of the home is the newly fitted bespoke kitchen/breakfast room with a comprehensive shaker-style suite, ideal for everyday living and entertaining, complete with a double oven and separate induction hob. French doors open seamlessly onto the gardens, connecting indoor comfort with outdoor beauty. Complemented by a useful utility room which has room for a washing machine, tumble dryer and fridge-freezer, a boot room, and a cloakroom, the layout balances practicality with luxury.

Upstairs, a spacious landing leads to four double bedrooms, each beautifully appointed. The principal suite boasts exposed beams, a walk-in wardrobe, and an elegant en-suite shower; both rooms have views over the farmland. A contemporary family bathroom completes the first-floor layout, emphasising comfort and style.

The property's setting is nothing short of sublime, set within mature gardens and sweeping fields. A bespoke gravel driveway leads past the paddock and mature trees, offering privacy and ease of access to the land, which unfurls in twists and turns throughout, framing panoramic views of Norfolk's quintessential countryside. The garden offers a versatile



**Ground Floor**  
1032 sq.ft. (95.9 sq.m.) approx.

**1st Floor**  
1194 sq.ft. (110.9 sq.m.) approx.



**TOTAL FLOOR AREA : 2226 sq.ft. (206.8 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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