



Bay Tree House Hall Lane, Frettenham
Norwich



Minors & Brady

Bay Tree House Hall Lane

Frettenham, Norwich

Imagine waking each day to the gentle sights and sounds of the Norfolk countryside, with the backdrop of Hillside Animal Sanctuary and rolling paddocks stretching beyond your garden. This beautifully refurbished detached residence in Frettenham village offers not just a home, but a lifestyle. Showcasing spacious, light-filled living areas that flow effortlessly from the kitchen to the garden, a versatile study for work or play, and a principal suite designed for comfort and privacy. With a generous plot, off-road parking, and extensive outdoor space perfect for relaxing or entertaining, this turn-key home is ready to welcome you to the calm, characterful life of rural Norfolk.



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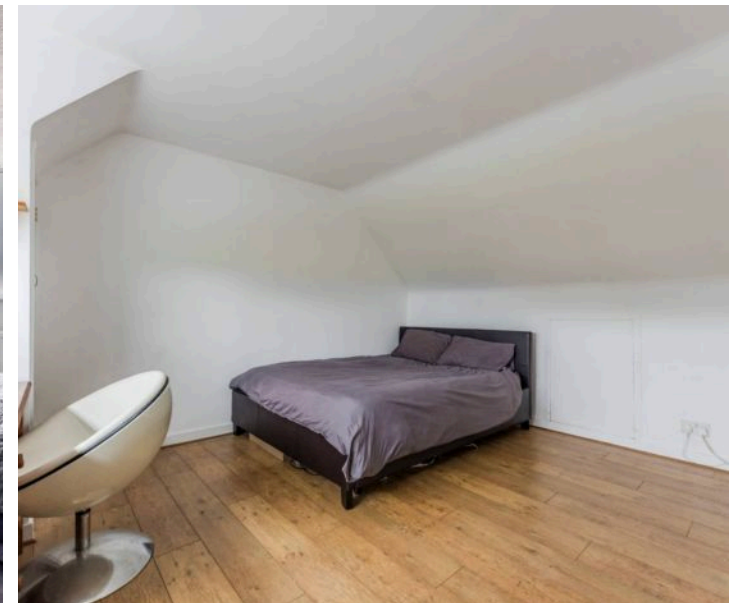


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Bay Tree House Hall Lane

Frettenham, Norwich

- Detached residence proudly positioned on a generous size plot, within the rural Norfolk setting of Frettenham village
- Recently refurbished to a high standard, showcasing a turn-key interior that is ready for you to move straight into!
- A backdrop of Hillside Animal Sanctuary that ensures a quiet, scenic setting
- Expansive open-plan kitchen/dining/living room that creates an effortless flow for everyday living and entertaining, overlooking the garden and paddocks beyond
- Kitchen is fully equipped with stylish cabinetry, a central island, two integrated ovens, an induction hob, a fridge/freezer, a dishwasher, two sinks and a filtered/instant hot water tap
- Functional utility room, a flexible study and a ground-floor family bathroom with modern fixtures and fittings
- A ground-floor Principal bedroom complemented by a private en-suite and a dressing room
- Two first-floor bedrooms offering comfort and privacy
- A large garden featuring a shingled seating area, a laid to lawn and multiple storage sheds, with views of the neighbouring paddocks
- Short distance from Coltishall, Wroxham, Rackheath and the vibrant city of Norwich, offering a wide range of amenities



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Frettenham

Hall Lane is a peaceful lane in the Norfolk village of Frettenham, nestled in a rural landscape of fields and hedgerows, with the Hillside Animal Sanctuary providing a notable backdrop and a focus for community life. The village itself offers essential amenities, including a small convenience store and the Rose and Crown pub, which serve as informal social hubs. Families are well served locally, with Frettenham Primary School close by, while secondary schooling is accessible in nearby communities such as Wroxham and Coltishall.

Transport links are convenient for a village setting: bus services connect Frettenham to Norwich, Wroxham, and surrounding villages, while the A1151 provides a direct route to the Broads and into Norwich. The historic Broads towns of Wroxham and Coltishall are within a short drive, offering riverside walks, local shops, and leisure amenities, while Rackheath lies to the south-east, with growing services and connections to Norwich. The city itself is under 6 miles away, providing access to cultural venues, larger shopping centers, and employment opportunities, allowing residents to enjoy a lifestyle that combines the tranquility of the countryside with the convenience of city amenities.



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Approached via a shingle driveway providing ample off-road parking for up to 10 vehicles, the storm porch entrance welcomes you into a bright and airy hall, leading seamlessly into a central lobby that connects the home's versatile living spaces. At the heart of the property lies an expansive open-plan kitchen, dining, and living area, a sophisticated yet practical space designed for both everyday living and entertaining. French doors open directly to the garden, extending the sense of space and bringing the outdoors in, while framing delightful views over the garden and the rolling fields beyond.

The kitchen itself is a statement of contemporary elegance, fitted with stylish cabinetry, a central island, two integrated ovens, an induction hob, fridge/freezer, dishwasher, dual sinks, and a filtered/instant hot water tap, perfectly equipped for culinary enthusiasts. A functional utility room provides space for laundry appliances and additional storage, enhancing the home's practicality.

The ground floor also features a family bathroom with modern fixtures, a flexible study ideal for home working, or alternatively a playroom, snug, or extra bedroom, and a principal bedroom suite complete with a private en-suite and dressing room, offering the potential for multi-generational living. Upstairs, two further bedrooms provide comfort and privacy, completing a versatile accommodation layout.

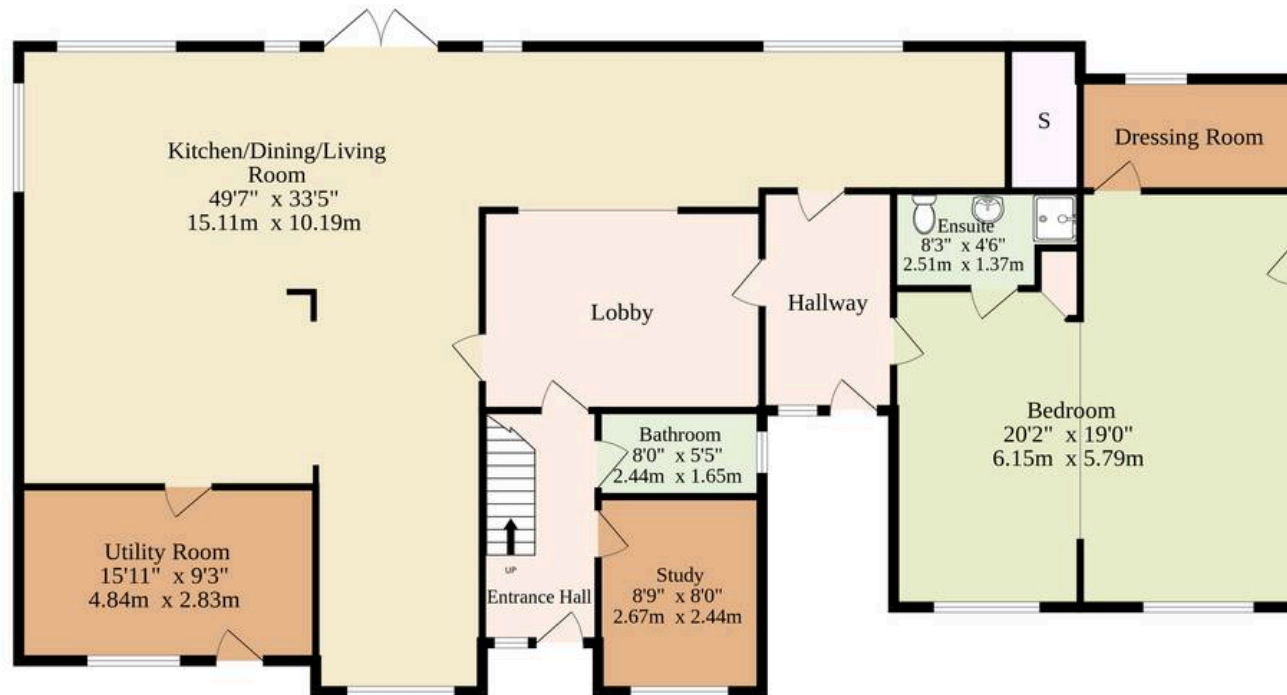
Outside, the property continues to impress with a large garden that includes a shingled seating area, well-maintained lawns, multiple storage sheds, and breath-taking views across neighbouring paddocks. Whether enjoying a quiet morning coffee, hosting summer gatherings, or simply absorbing the beautiful surroundings, the garden provides a perfect Norfolk retreat.

This is more than a home; it is a lifestyle, a seamless combination of country charm, contemporary living, and generous outdoor space, all within easy reach of the village amenities that make Frettenham so desirable.

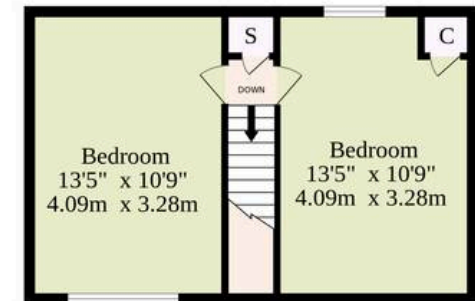
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Ground Floor
1882 sq.ft. (174.8 sq.m.) approx.



1st Floor
304 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA : 2055sq.ft. (190.9 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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Meet *Claire*
Aftersales Team Leader

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Your home, our market



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