



9a Fairholme Road, Newton St. Faith

Norwich



Minors & Brady

Set within its rural surroundings, Loke House is a striking example of bespoke architectural design, immediately capturing attention with its confident presence and refined approach. From the sweeping gravel driveway to the blossom-framed views, this is a home that has been carefully crafted to connect with its landscape. The modern exterior blends light render, warm wood-style cladding and a dark pantiled roof, setting the tone for the quality and design-led living found within. Inside, generous spaces are flooded with natural light, thoughtfully zoned to balance everyday comfort with effortless entertaining. A detached double garage with studio accommodation above adds flexibility, ideal for guests, working from home or creative use. With five generous bedrooms, including a show-stopping principal suite with far-reaching field views, the home offers both scale and serenity. Eco-conscious, beautifully finished and designed for modern family life, Loke House is a property that invites you to explore further from the very first moment.

- Design-led, one-off five-bedroom home with a strong contemporary identity and clean architectural lines
- High-contrast exterior combining light render, warm timber-style cladding and a dark pantiled roof for a sharp, modern finish
- Double garage with first-floor studio and en-suite—ideal as a guest suite, hybrid workspace or private retreat
- Secondary snug with colour-drenched, moody design paired with a large-scale main living area centred around a log burner
- Dekton worktops, Siemens integrated appliances, wine cooler and a large, visually matched utility room
- Five generous bedrooms, including a standout principal suite with dressing room, en-suite and Juliet balcony with panoramic field views
- Ground floor underfloor heating, air source heat pump and Energy Rating B deliver comfort with reduced environmental impact





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## The Location

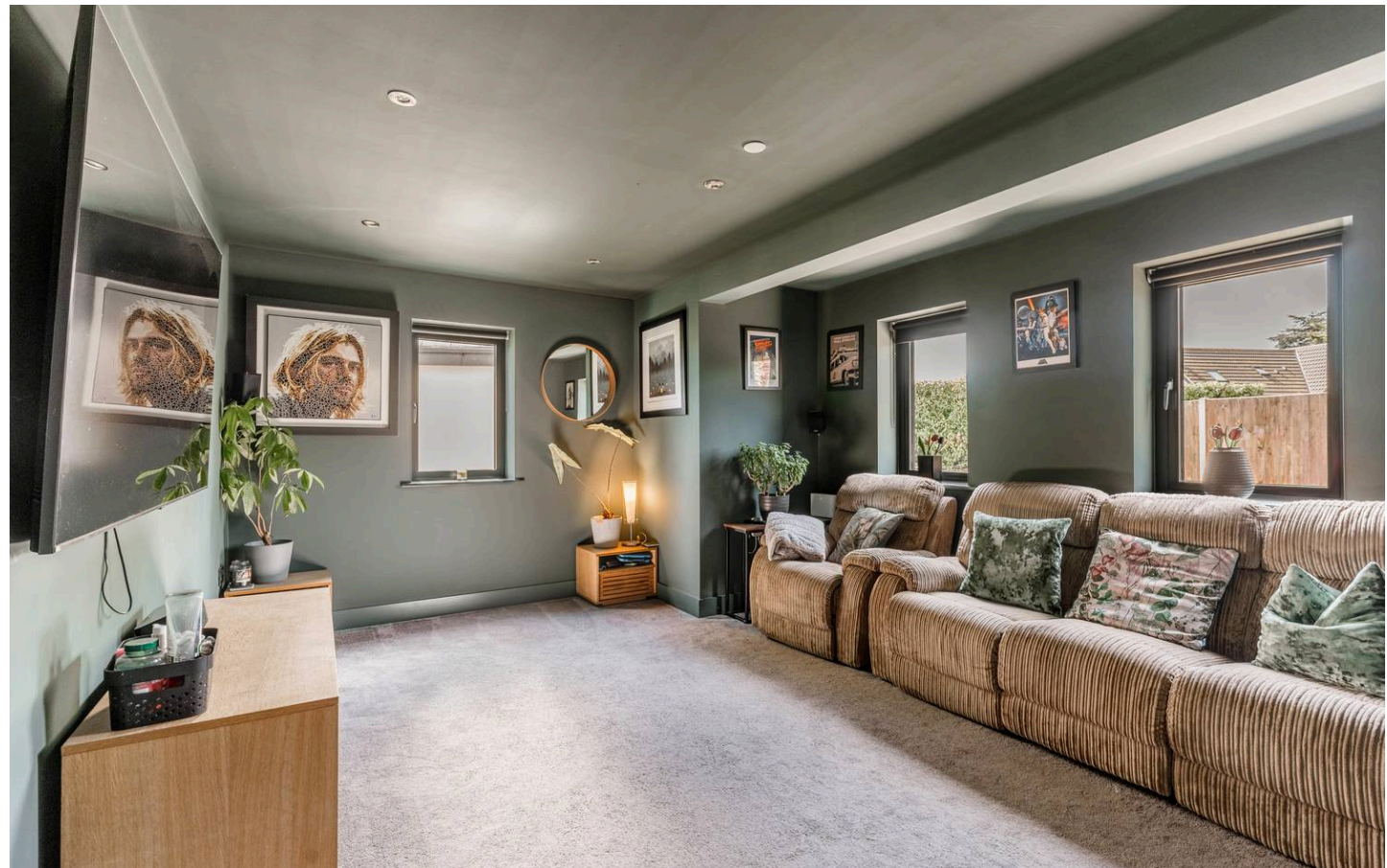
Set in the peaceful village of Newton St Faith, Fairholme Road offers a charming rural setting while keeping everyday conveniences close at hand. The village itself has a local shop and a traditional chip shop, perfect for essentials or a casual takeaway. For more shopping, cafés, restaurants, and pubs, the nearby village of Horsford is just a short drive away, and Hellesdon is also easily accessible for an even wider range of amenities.

Residents enjoy access to Newton Park, a local green space ideal for walks, picnics, or simply enjoying the outdoors. The surrounding countryside and nearby forest provide further opportunities for cycling, walking, and exploring nature, making this an ideal location for families and outdoor enthusiasts alike.

Families are well-catered for, with local schools within easy reach and plenty of safe, welcoming spaces for children to play. The village is also served by local bus links, connecting residents to nearby towns, Norwich city centre, and surrounding villages, offering practical public transport options for those who prefer not to drive.

Transport connections make Fairholme Road particularly convenient. The Northern Distributor Road (NDR) is close by, allowing quick access to Norwich, surrounding towns, and the coast. Norwich Airport is also within easy reach, ideal for frequent travellers. And for days out, Norfolk's beautiful coastline is just a short drive away, perfect for a weekend escape.

With its combination of village charm, excellent local amenities, parks and green spaces, and superb connectivity, Fairholme Road offers a lifestyle that balances tranquillity with practicality. Whether commuting, exploring the countryside, or heading to the coast, everything you need is within easy reach, making it an attractive location for families, professionals, and anyone seeking a peaceful village life without sacrificing convenience.



# 9a Fairholme Road

Newton St. Faith, Norwich

## Fairholme Road, Newton St. Faith

Approached via a generous gravel driveway, Loke House immediately makes a refined architectural statement. This bespoke, architecturally designed home sits comfortably within its rural setting, where mature planting and dancing blossom soften the approach.

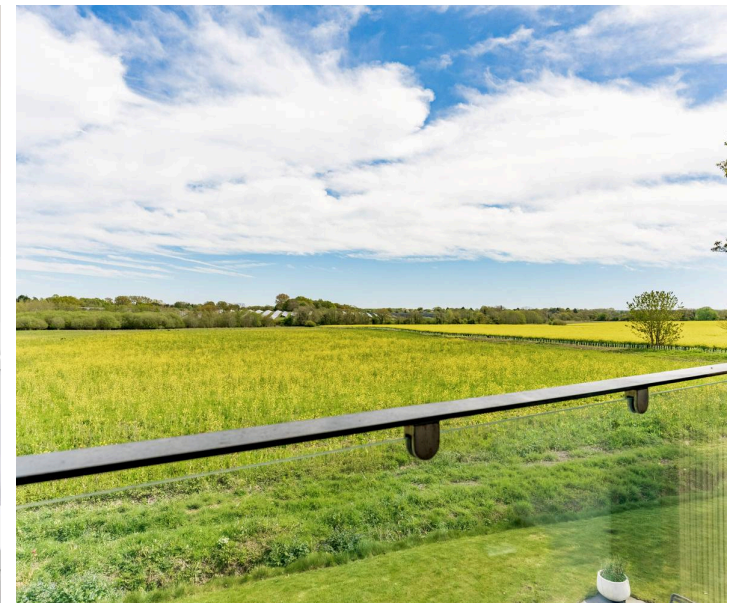
The exterior design is distinctly modern, combining light render with warm, wood-style cladding and a striking dark pantiled roof, creating a home that feels both contemporary and timeless within its Norfolk surroundings.

A notable addition to the property is the detached double garage, above which sits a superb first-floor studio complete with an en-suite shower room. This versatile space lends itself perfectly to guest accommodation, brief stays, or as a peaceful study or creative workspace, offering a degree of independence from the main house while remaining close at hand.

Stepping inside the main residence, you are welcomed by an impressive entrance hall, where a balustrade staircase rises elegantly and a wide opening offers an enticing glimpse into the heart of the home beyond.

Before reaching the main living areas, the ground floor introduces itself with a series of thoughtfully designed initial rooms. The first is an intimate and cosy sitting room, finished in a rich green, colour-drenched palette that creates an almost moody, enveloping atmosphere. Despite its snug feel, double front-facing windows ensure the room remains light and airy throughout the day.

Also on the ground floor is a beautifully appointed bathroom, featuring a freestanding bath and high-quality fixtures, continuing the sense of considered design and comfort that runs throughout the home.



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The true centrepiece of Loke House reveals itself as you move into the main living space, where scale, light and functionality come together effortlessly. Immediately striking is the extensive glazing that spans most of the room, flooding the interior with natural light and drawing the countryside views inside. Despite its generous proportions, the space is cleverly defined into purposeful zones.

The sitting area enjoys sliding doors to the outside and is anchored by a log burner, providing both a visual focal point and a cosy retreat during cooler months.

Flowing naturally from here is the dining area, enhanced by further glazed doors and positioned to create a more social connection with the kitchen. The kitchen itself has a strong, almost industrial fitted aesthetic, finished with Dekton worktops and a range of Siemens appliances.

A wine cooler and other integrated features underline its suitability for both everyday living and entertaining. Complementing the kitchen is a large matching utility room, offering excellent practicality without compromising on style. Underfloor heating runs throughout the ground floor, and the home is eco-conscious, benefiting from an air source heat pump and an enviable energy rating of B.

Upstairs, the accommodation continues to impress with five bedrooms, all well-proportioned and filled with natural light thanks to a thoughtful mix of standard and Velux windows. The principal bedroom is truly a “master of all masters”, featuring sliding doors that open onto a breathtaking Juliet balcony, where uninterrupted field views stretch as far as the eye can see.



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This serene retreat is further enhanced by its own en-suite bathroom and dressing room. The remaining bedrooms are served by a stylish shared shower room, ensuring comfort and convenience for family and guests alike.

Outside, the gardens mirror the home's entertaining credentials. A paved patio and wooden pergola create inviting areas for outdoor dining and relaxation, while a charming swinging seat hangs from a tree, perfectly positioned to soak in the surrounding field views. Whether hosting gatherings or enjoying peaceful moments in nature, the outdoor space serves the property beautifully, offering a seamless extension of the lifestyle within.

Loke House is a thoughtfully designed, contemporary home that balances architectural impact with warmth, practicality and a strong connection to its rural setting, ideal for modern family living in Newton St Faith.

### Agents Note

This property will be sold freehold & connected to air-source heat pump, mains water, electricity and drainage.

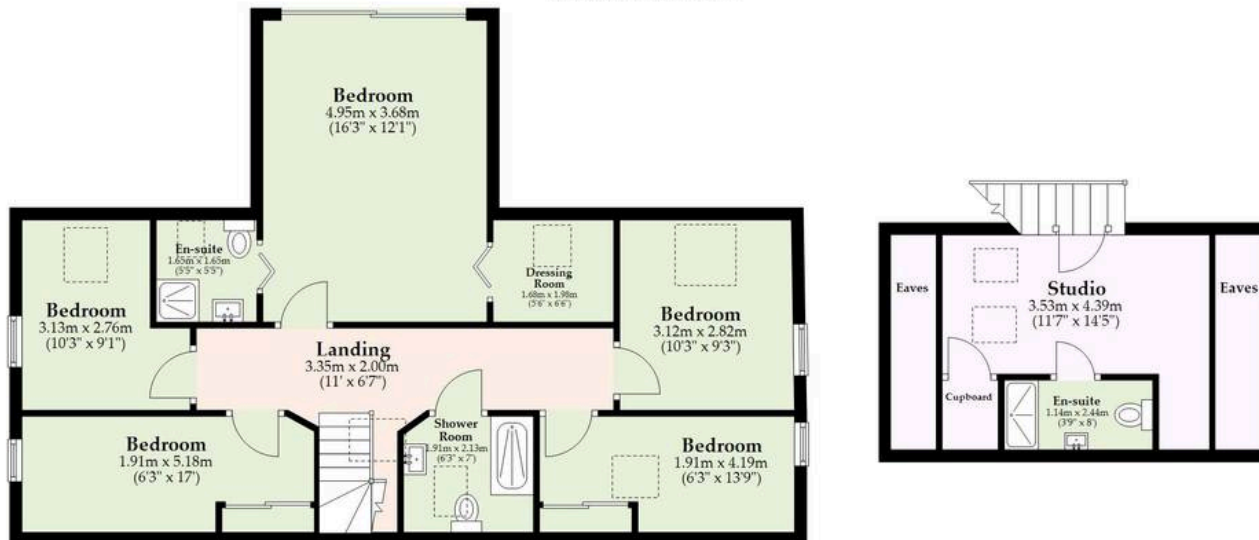
Please note, the property is accessed via a private drive and benefits from its own private driveway.



**Ground Floor & Garage**  
Approx. 135.3 sq. metres (1456.7 sq. feet)



**First Floor & Studio**  
Approx. 88.0 sq. metres (946.9 sq. feet)  
(excluding Shower Room, Eaves, Eaves)



Total area: approx. 223.3 sq. metres (2403.6 sq. feet)

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.  
Plan produced using PlanUp.

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