



THORNLEY MEADOW
Corpusty Road, Wood Dalling, NR11 6SD

BROWN & CO



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DESCRIPTION

Thornley Meadow is a striking, individual country residence built approximately 18 years ago, masterfully constructed to echo the timeless elegance of the traditional Arts and Crafts movement. Standing in glorious grounds of just under 4 acres (stms), the property captures the classic aesthetic of the style, blending beautiful architectural forms with a design that harmonises naturally with its environment while delivering all the structural benefits, energy efficiency, and modern comforts of a contemporary home.

Tucked within the acreage is Porky Hootons Cricket Pavilion, a quirky, rustic glamping-style rural retreat set in a secluded meadow. Converted from an old cricket pavilion, it offers private grounds and acts as an enchanting focal point within the beautifully landscaped estate.

The interior accommodation of the main residence has been thoughtfully adapted to offer outstanding versatility, seamlessly dividing the substantial layout into two completely self-contained living spaces. The principal home boasts an expansive five-bedroom configuration, perfect for multi-generational living or a large family, while the secondary portion functions as a highly desirable two-bedroom property. This flexible arrangement, combined with the enchanting, detached pavilion retreat and expansive acreage, provides an array of possibilities for a grand family estate, multi-generational lifestyle, or a premium home and business opportunity.

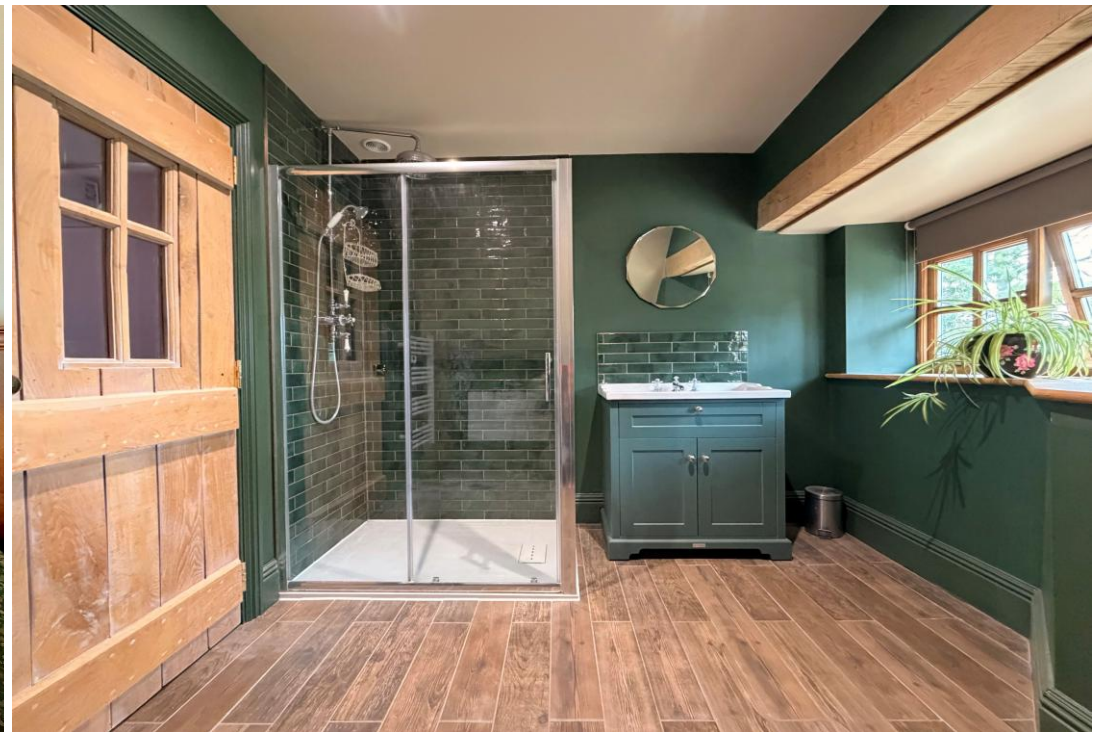
LOCATION

Situated in a peaceful, unspoilt pocket of the North Norfolk countryside, Thornley Meadow represents far more than just a property purchase, it is a rare and prestigious lifestyle opportunity. Located on the tranquil, sparsely populated Corpusty Road near the charming village of Wood Dalling, this address offers an idyllic sanctuary for those seeking space, privacy, and a deeper connection to nature. The vibrant historic market towns of Holt and Reepham are both accessible in under 20 minutes, offering an exceptional selection of independent boutiques, cafes, and highly regarded schooling, including Gresham's School. With the breathtaking North Norfolk Coastline, the Norfolk Broads, and the historic Blickling Estate all within easy reach, this location perfectly balances rural seclusion with sophisticated country living, offering an unparalleled quality of life.

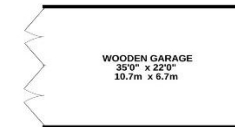
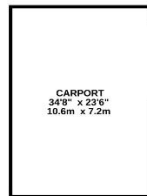
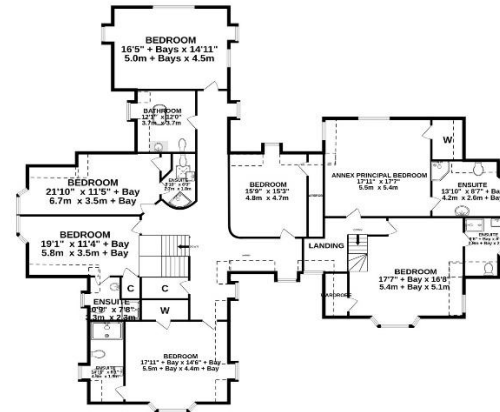
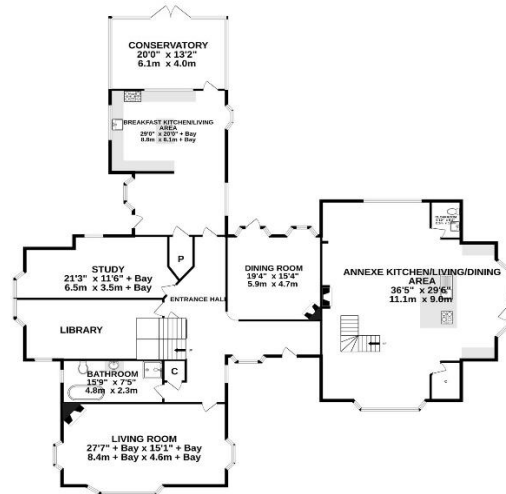
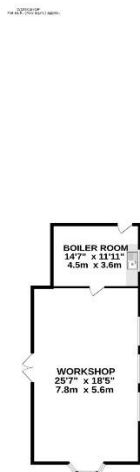


SPECIFICATION

- **Impeccable Presentation:** Beautifully renovated throughout to a very high standard by the current owners
- **Architect-Designed Excellence:** Built approximately 18 years ago in the traditional Arts and Crafts style
- **Substantial Acreage:** Set within glorious, beautifully landscaped grounds of just under 4 acres
- **Versatile Layout:** Thoughtfully divided into a substantial five-bedroom and a two-bedroom configuration
- **Multi-Generational Potential:** Ideal for extended families, co-living, or a premium home-and-income opportunity
- **Enchanting Glamping Retreat:** Features Porky Hootons Cricket Pavilion, a quirky, rustic romantic hideaway
- **Idyllic Rural Location:** Positioned on a peaceful, sparsely populated country lane in Wood Dalling
- **Secure Entrance:** Accessed via impressive electric wooden gates equipped with a telephone entry system
- **Extensive Outbuildings:** Includes a large, versatile workshop building suitable for various uses
- **Traditional Cart Sheds:** Provides sheltered, characterful parking
- **Generous Storage Options:** Benefiting from further large garden sheds situated within the grounds
- **Lifestyle Opportunity:** Offers an unparalleled quality of life combining space, privacy, and nature
- **Near Market Towns:** Located under a 20-minute drive from the historic hubs of Holt and Reepham
- **Coastal & Country Access:** Within easy driving distance of the stunning North Norfolk Coast and Blickling Estate







SQ.FT DOES NOT INCLUDE: WOODEN GARAGE, CAR PORT OR WOOD ST.

TOTAL FLOOR AREA : 7758sq.ft. (720.7 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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