



Cranberry  
Stow Bedon | Attleborough | Norfolk | NR17 1HP

 FINE & COUNTRY



# CONTEMPORARY ENERGY EFFICIENT MASTERPIECE



Set within a beautiful south-facing plot of approximately half an acre, this 4-bedroom eco home enjoys privacy and light, blending innovative architecture with luxury, sustainability, shrewd engineering, and a respect for the natural environment. Amenities and commuter links are close by making this an attractive offering for professionals, families, and retirees alike.







# KEY FEATURES

- A beautiful four double bedroom detached property
- Architect-designed, unique eco house
- Large and sociable bespoke kitchen–dining area
- Principal bedroom with en-suite wet room and dressing area
- Exceptional EPC score (A, 112 )
- Triple-glazed windows, air-source underfloor heating, and heat recovery system.
- Solar panels with batteries and EV charger
- Huge garage space and parking for multiple vehicles
- South-facing garden with wonderful views
- Short drive to local amenities and London/Cambridge train links via Attleborough

Designed and built in 2022 by the current vendor in collaboration with a respected local architect, this striking contemporary home represents the absolute best of modern, sustainable luxury living. Every element of the property was newly constructed at the time, with no compromise on quality, efficiency, or design integrity and the whole home is wheelchair accessible too. This is a rare chance to acquire a forward-thinking residence, perfectly suited to modern lifestyles and long-term living.

## Step Inside

Welcome to intelligent design and modern comfort where every aspect of the home has been carefully considered to enhance daily living. Bright, well-proportioned spaces filled with natural light are complimented by the south-facing aspect setting, which balances contemporary design with nature and privacy. Stepping through the porch you enter the lobby with cloakroom conveniently on your left. To the right a door leads to a fabulous open planned room, a space built for entertaining young and old alike, with surround sound and cleverly zoned by the current owner, using furniture, ceiling height, and flooring to create rooms within the space. The living area with its high ceiling provides an airy atmosphere and the huge window gives wonderful views across fields below the house and in spite of the huge open planning still feels welcoming and warm. If the sun is too much the thoughtful “brise soleil” provides welcome shade to keep the room cool. The dining area is defined by a lower ceiling and conveniently placed next to the kitchen. The kitchen has a wonderful central island with induction hob and ample worktop space for cooking and baking and has oodles of storage with ceiling to floor cabinetry embracing the American fridge freezer and oven. This is an easy space to cater in when family and friends come to visit, with units either side of the sink housing electric points for appliances. Towards the bedroom corridor is a useful space currently housing a piano and display shelving, which could easily be separated to create an extra reception room if desired.









# KEY FEATURES

## Sustainability Without Compromise

This is a high performing eco home, reflected in its outstanding EPC rating of A (score 112) an exceptional achievement that places the property among the most energy-efficient homes available. Key sustainability features include 22 solar panels with integrated battery storage; air source heat pump with underfloor heating throughout; triple-glazed windows and doors for superior thermal and acoustic performance; mechanical ventilation with heat recovery (MVHR) system and a rainwater filtration system. Add to this, fibre-to-cabinet broadband connectivity and a comprehensive, modern security system, including alarm system, CCTV and motion detectors offering reassurance whether at home or away, and the result is a home that delivers outstanding comfort, minimal running costs, and a future-proof lifestyle. The property is constructed on piled foundations (pile cap foundations), offering exceptional structural strength and long-term stability with diligence even extending to the exterior, where all drainpipes are internally routed, ensuring clean architectural lines and a sleek, uninterrupted façade.

## A Peaceful Night

A corridor defines the sleeping areas with four double bedrooms welcoming family and friends to stay over. All the rooms are south facing with peaceful views over the gardens. The first bedroom off the main room, has its own door to the terrace, and whilst currently a home office, has been used as a crafts room, and would lend itself to use as a playroom, or a gym too- it has versatility to allow the house to grow with you. Just across the hall is the utility area. The second and third bedroom are both generously proportioned and share a chic family shower room. The principal bedroom boasts its own dressing room and spacious ensuite wet room including an extra shower over a bath too, perfect for a soak after a country stroll - you really do have everything you need for a peaceful night's sleep.

## Step Outside

A large gravel drive with ample parking for family and friends leads to the integral workshop and double garage which would be an easy conversion to extra accommodation, a games room or gym. The outdoor space is suited to landscaping with plenty of room for a veggie patch and greenhouse, and chickens perhaps. The south facing lawns wrap around the house with an east to west outlook and an attractive deck with room for dining and lounging, encouraging visitors to make the most of the sunshine whatever the time of day. This spot is ingeniously sheltered by the angle of the two wings of the home. The grounds are fully enclosed making a safe environment for children and pets and the outlook is of farmland stretching away allowing you to observe the changing seasons and wildlife that comes with it. Orphan lambs graze the land for a few weeks each year and the land is then left as a wildflower meadow - a beautiful vista to enjoy from the deck. The property has two wild areas itself where hedgehogs snuffle, birds nest and regular visits are made by the local muntjac deer.



















































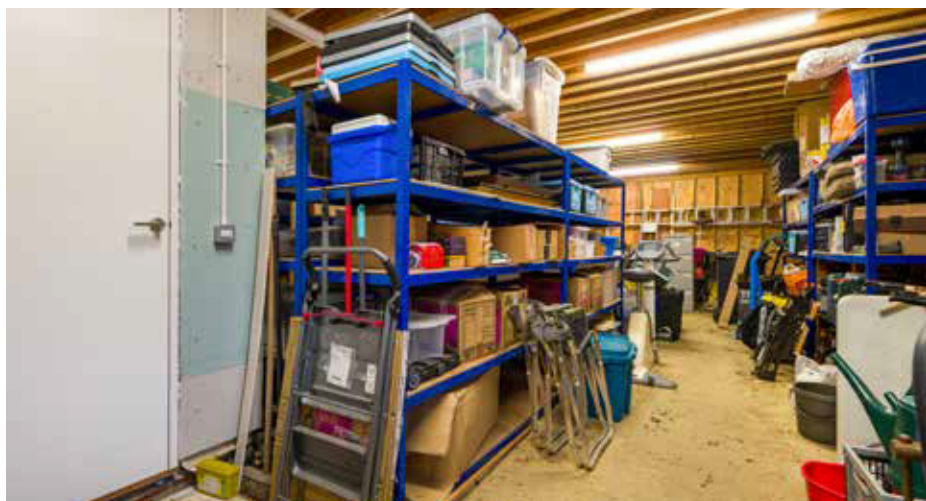






# INFORMATION

---



## On The Doorstep

The village of Stow Bedon is a charming, rural mid Norfolk village located on the A1075 between the bustling market towns of Watton and Thetford. It boasts a pretty 14th-century church, traditional thatched cottages, and a welcoming community. Six villages form the Wayland Parish, and each offers different community involvement, whether village hall events, gardening groups, or the community shop and post office just two and a half miles away in Rockland, which is open 7 days a week.

## How Far Is It To....

Three miles away is Watton town with banking hub, post office, medical practice, sports centre, golf club, supermarkets and DIY store ScrewFix. The market town of Attleborough offers a variety of day-to-day shopping, medical practice, two supermarkets, schooling from infant through to secondary level and train links to Norwich. There are other Doctor's surgeries available locally. Just two miles further, Thetford town has supermarkets, a cinema and the wonderful Dads' Army Museum. Commuters will enjoy the train link from Thetford to London Liverpool St and good access to the A11 connecting to Cambridge and London. Racing enthusiasts have Snetterton track within easy reach, whilst nature lovers will enjoy the Pingo Trail, a wonderful eight mile walk through heathland and wetlands.

## Directions:

Take the A1066 from Diss, West to Garboldisham and take a right on to the B1111 to the junction of the A1075. Take a right onto the A1075 and then the next right on to Stow Bedon Road. Take the next right on to Mere Road and the property is first on the right.

## What Three Words Location

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... What 3 Words Location /// rationed.positions.already

## Services, District Council and Tenure

Air Source Underfloor Heating and 22 Solar Panels

Mains Electricity & Water

Drainage – Sewage Treatment Plant

Broadband Available – Fibre to Cabinet but please check [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker).

Mobile Phone Reception - varies depending on network provider. Please see [www.ofcom.org.uk](http://www.ofcom.org.uk) to check.

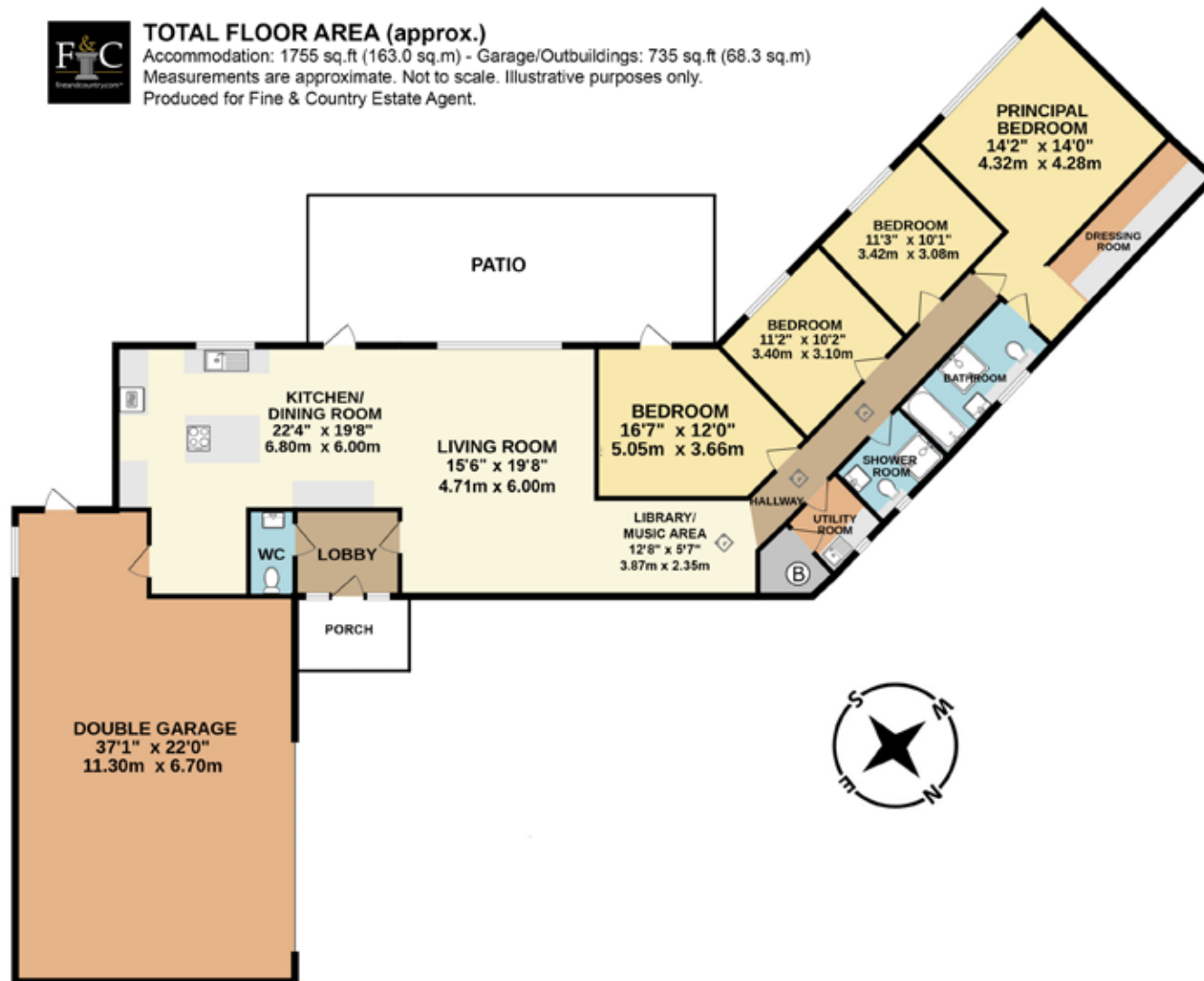
Breckland District Council – Band E– Freehold





### TOTAL FLOOR AREA (approx.)

Accommodation: 1755 sq.ft (163.0 sq.m) - Garage/Outbuildings: 735 sq.ft (68.3 sq.m)  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Produced for Fine & Country Estate Agent.



| Energy Efficiency Rating                                                            |                         |           |
|-------------------------------------------------------------------------------------|-------------------------|-----------|
|                                                                                     | Current                 | Potential |
| Very energy efficient - lower running costs                                         |                         |           |
| (92+) <b>A</b>                                                                      | 112                     | 112       |
| (81-91) <b>B</b>                                                                    |                         |           |
| (69-80) <b>C</b>                                                                    |                         |           |
| (55-68) <b>D</b>                                                                    |                         |           |
| (39-54) <b>E</b>                                                                    |                         |           |
| (21-38) <b>F</b>                                                                    |                         |           |
| (1-20) <b>G</b>                                                                     |                         |           |
| Not energy efficient - higher running costs                                         |                         |           |
| England & Wales                                                                     | EU Directive 2002/91/EC |           |
|  |                         |           |

www.epc4u.com

EPC 'A'

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.







# FINE & COUNTRY

---

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY  
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)





Fine & Country Regional Office  
3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG  
01379 646020 | [diss@fineandcountry.com](mailto:diss@fineandcountry.com)

