



High House | Great Melton | Norwich | NR9 3PE

£3,995 PCM



Key features & Description

- Recently renovated country home situated on a plot of just over 1.25 acres
- Plot includes large front and rear gardens plus a tennis court
- Over 3,800 sq ft of accommodation across three spacious floors
- Stylish kitchen/breakfast room with island unit and dual aspect windows
- Family room, dining room, study, sitting room, and living room
- Five well-proportioned bedrooms, including a luxurious top-floor master suite
- Master suite features a dressing area, en-suite bathroom, and generous storage
- A thoughtful blend of period features and contemporary finishes throughout
- Excellent access to A11 and A47 and Norwich while enjoying a rural setting
- Available end of August 2025

High House is an impressive and newly renovated country home set within generous grounds of just over 1.25 acres in the village of Great Melton. Approached via a sweeping driveway, the house stands proudly within its plot, surrounded by mature trees, expansive lawns, and a tennis court. A drone view highlights the full extent of the land included, with all colour-highlighted areas forming part of the letting. The grounds offer both usable outdoor space and striking views.

Inside, the accommodation spans over 3,800 sq ft across three floors. The layout is highly versatile, comprising a stylish kitchen/breakfast room with central island, five reception areas including a family room, dining room, sitting room and study, and five double bedrooms. The master suite occupies the top floor and includes a large en-suite, dressing area and generous storage. Throughout the home, original character features are balanced with contemporary updates – from exposed beams and fireplaces to modern bathrooms and utility areas.

Located within easy reach of the A47, A11 and Norwich, the property blends rural surroundings with accessibility. The extensive square footage, landscaped setting, and updated interior finish make High House Farm a standout home for those seeking quality, space, and a refined countryside lifestyle. An internal viewing is advised to fully appreciate all that this exceptional home offers.

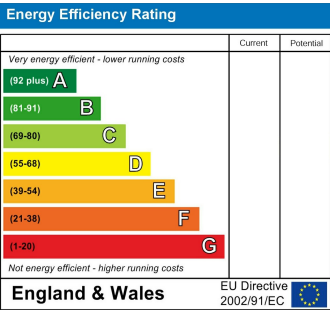




Floor plans



Every effort has been made to ensure the accuracy of the floorplan provided. However measurements of doors, windows, rooms, and other items are approximate, and no responsibility is accepted for any errors, omissions, or inaccuracies. This floorplan is for illustrative purposes only and should be used as such by prospective tenants. The services, systems, and appliances depicted have not been listed, and no guarantee is made regarding their functionality or efficiency. Plan produced using PlanUp.



6 Church Lane
Eaton, NR4 6NZ
hello@butterflylettings.co.uk
<https://www.butterflylettings.co.uk>
01603 870870

While we have made every effort to ensure that these details provide a fair and accurate representation of the property at the time of listing, they are intended for guidance only. Please be aware that we do not consult with management companies, planning departments, or building control in preparing these details. We strongly recommend that you review the property and its surrounding area on Google Maps and Street View before scheduling a viewing. Note that the photographs do not imply that any depicted items are included, the quoted measurements are approximate, and the fixtures, fittings, and appliances have not been tested, so their functionality cannot be guaranteed. If any specific detail is particularly important to you, we advise seeking professional verification.