



The Old Vicarage
Church Street | Horsford | Norfolk | NR10 3DB

A HEAVENLY HAVEN



“This really is something special. A former vicarage that’s packed with character, sitting in around ten acres of private grounds, with annexe and equestrian facilities. A secluded slice of paradise in the Norfolk countryside, it feels truly peaceful and can’t be seen from the road, yet it’s just a minute from the Broadland Northway and five minutes from the airport, so you couldn’t ask for a more convenient location.”



KEY FEATURES

- A Handsome Victorian Former Vicarage tucked away at the end of a Long Drive in the Popular village of Horsford
- Six Bedrooms; Five Bathrooms/Shower Rooms
- Four of the Bedrooms have En-Suite Facilities
- Kitchen Breakfast Room with Separate Utility
- Large Boot Room with Bespoke Storage; Two Ground Floor WC's
- Sitting Room; Family Room and Study
- The Annexe provides Lots of Potential to Run a Business from Home and has Six Bedrooms, Five Bathrooms and Kitchen Facilities
- Outbuildings include a Stable Block with Three Stables, a Tack Room and a Garden Store
- Fantastic Tree House and Garden Pergola within the Grounds
- Sitting in Grounds approaching 10 acres made up of Formal Gardens, Paddocks and Woodland
- The Annexe Accommodation extends to 2,460sq.ft
- The House Accommodation extends to 4,538sq.ft
- Energy Rating for Annexe: F
- Energy Rating for House: E

While it was the position of the property that first drew the owners to view, it was the house and the setting that sealed the deal. An unusual and attractive all-rounder, it's been a fabulous family home and has enormous flexibility, making it suitable for many uses. A wonderful place in which to grow up, it's also perfect for parties and for multiple generations of the same family. Whatever it is you're looking for, you could be living your dream right here!

Quiet Yet Convenient

Built around 1871, this vicarage is tucked away at the end of a long drive, hidden from view and sheltered by mature trees. You could be in the middle of nowhere, but you're actually within the popular village of Horsford, with schools, woodland walks, shops and takeaways just down the road. There are excellent bus services into Norwich, as well as the Park and Ride by the airport, while the Broads are a ten-minute drive and the coast is around 20 minutes away.





KEY FEATURES

Period Features, Practical Spaces

The current owners fell in love with the period features and elegant proportions of the handsome Victorian property. High ceilings and sash windows create a beautiful sense of light and space throughout. During their time here, the owners have made a number of improvements, such as restoring most of the windows and double glazing them, but the biggest change has been opening up the kitchen to create a fabulous, family-friendly area. The kitchen breakfast room has a central island and an Aga, giving it a traditional cosy farmhouse feel. It leads into a generous dining area with a log burner in the double-fronted chimney, open to this and to the family room beyond. Doors then lead out onto the large paved terrace. When you come downstairs on a cold winter morning, you can relax by the Aga with your cuppa, setting you up for the day. And when you have people over, it's a great place for hanging out. On a practical note, there's a large utility and a brilliant boot room, with bespoke shelving for all the stuff you never know what to do with. There's a place for it all here! Two elegant formal receptions mean you can spread out and do your own thing, with the study also having bespoke handmade fitted furniture and an open fireplace, so you can work in great warmth and comfort. The wi-fi is excellent too.

Fun For All The Family

Upstairs, all six bedrooms are a good size and four of them are en-suite, with the remaining two sharing the family bathroom. No need to queue for your turn in the mornings! And the views from both the ground and first floor are rather lovely. Mature trees encircle one side of the gardens and provide a lovely backdrop, while the acres of lawn give a parkland feel to the property's setting. When the owners came here, the large outbuilding had been home to a cookery school. It certainly would be great for anyone running a business and you could do art classes, yoga retreats, create holiday lets – there's huge potential. What's more, it has solar panels to help keep costs to a minimum. The owners have used this as a party pad and it's been great fun for all the family. With a pool table and table tennis, plus bedrooms, bathrooms and kitchen facilities, you can host a crowd in here without disturbing those in the main house. There's also a further outbuilding with stables, a tack room and storage, so again, you could have horses here. If the good life is more your thing, you could take advantage of the fruit and vegetable plots in the kitchen garden – why not have chickens or goats? There's certainly room for it.

































THE ANNEXE







INFORMATION

How Far Is It To...

The property is conveniently located in the village of Horsford just 10 minutes from Norwich city centre. The village of Horsford boasts its own primary school, village hall, GP surgery and chemist, with a renowned Indian restaurant and takeaway down the road, a Chinese, fish and chip shop, pub, supermarket, butchers and bakery.

On The Doorstep

Horsford is approximately 6 miles north of Norwich with its wide range of cultural and leisure facilities including Chantry Place shopping centre, cinemas and theatres. There are also a number of very good schools in both the state and private sectors. There is an International Airport on this side of Norwich, while a main line railway station in the city centre offers direct links to London Liverpool Street with a fastest journey time of 1 hour 30 minutes. Wroxham and the Norfolk Broads can be found approximately 10 miles to the east offering various tourist and water activities.

Directions

Proceed out of Norwich on the Cromer Road (A140) At the roundabout, take the 2nd exit onto the Broadland Northway/A1270 slip road to Holt/Horsford/B1149. At the roundabout take the 3rd exit onto Brewery Lane and at the next roundabout take the first exit onto Holt Road/B1149. Take the next turning on your right onto Church Street and then take the turning on your left hand side down past the side of the church. Follow this tree lined lane to the very end, where you will then find The Old Vicarage.

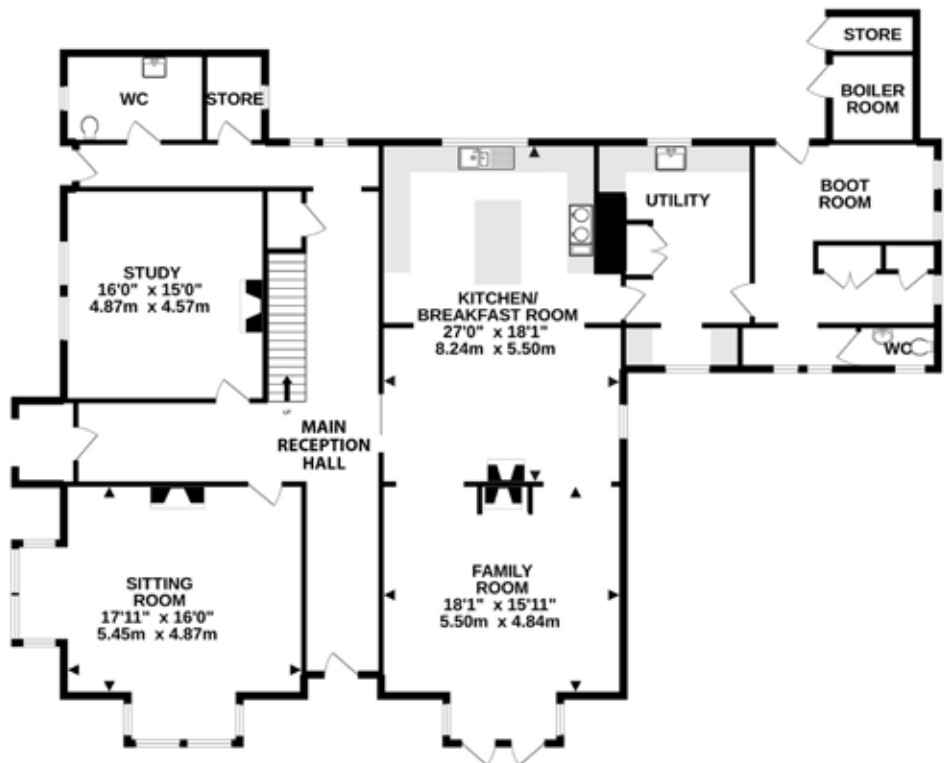
Services, District Council and Tenure

Main House - Oil Central Heating, Mains Water
Private Drainage via Septic Tank

The Annexe - Gas Central Heating, Mains Water,
Private Drainage via Septic Tank

Broadland District Council - Council Tax Band G
Freehold





GROUND FLOOR
2369 sq.ft. (220.1 sq.m.) approx.

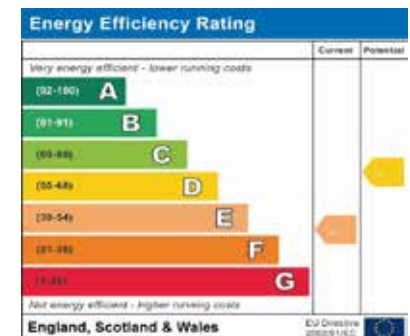


1ST FLOOR
2169 sq.ft. (201.5 sq.m.) approx.

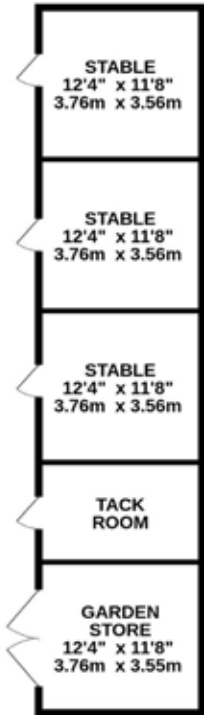
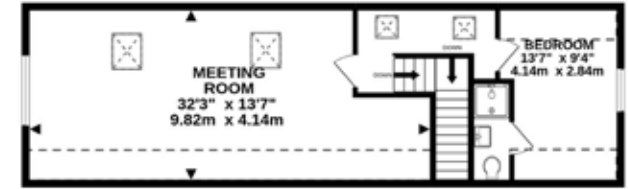
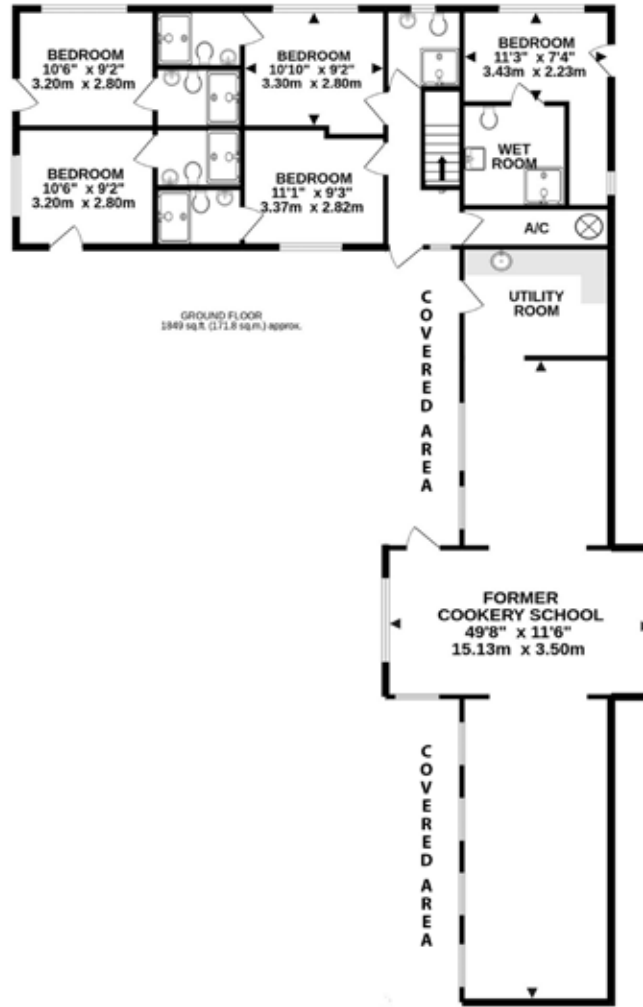
MAIN HOUSE
TOTAL FLOOR AREA : 4538 sq.ft. (421.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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EPC for House



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STABLES
669 sq.ft. (62.1 sq.m.) approx.

ANNEXE & OUTBUILDINGS
TOTAL FLOOR AREA: 3129 sq.ft. (290.7 sq.m.) approx.

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EPC for Annexe

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			Yellow arrow pointing to D
(39-54) E			
(21-38) F			Orange arrow pointing to F
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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. Printed









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