



Dairy Farmhouse  
Norwich Road | Mulbarton | Norfolk | NR14 8JN



# SPECIAL IN EVERY SEASON



“Beautifully positioned looking out over the village common, a short walk from amenities but surrounded by green open space, this former farmhouse is a delight. It’s part of the village’s history and has been lovingly restored in recent years, keeping the wonderful authentic character whilst creating a home that’s well set for the future.”







# KEY FEATURES

- A Handsome Detached Former Farmhouse situated in the sought after Village of Mulbarton
- Flexible Accommodation could provide an Annexe if Required
- Three Bedrooms; Three Bath/Shower Rooms
- Principal Bedroom with En-Suite Shower Room; Bedroom Two with En-Suite WC
- Kitchen/Breakfast Room with Separate Utility Room and WC
- Three Reception Rooms, Study and a Conservatory
- The Beautiful Formal Gardens with Seating Areas, Meadow/ Paddock extend to 2.16 acres (stms)
- Double Garage with Separate Workshop
- Double Cart Lodge and Large Driveway providing Plenty of Parking
- The Accommodation extends to 2,128sq.ft
- Energy Rating: D

This has been a labour of love for the owners and the result is simply superb. Sitting in around two acres of garden and meadow facing the common, it's a gorgeous setting yet very close to Norwich. Period features can be found throughout the property, with stylish modern additions enhancing the accommodation. This is a place anyone would be delighted to call home.

## Well-Known In The Village

This is a property with an interesting past. Its exact age isn't known, but there is evidence of a larger Tudor building on the site, part of which has been incorporated into the farmhouse here. The current building is known for being a small dairy farm owned by the Lincoln family. They came here in 1932 and Mrs Olive Lincoln, known as Ollie, continued to run the dairy after her husband passed away, becoming a much-loved face around the village thanks to her all-weather deliveries. She eventually retired in the early 1980s. The current owners then bought the house in 1987 when it was all but derelict. It took them a year to get planning permission and a further year to carry out works to the roof and the structure before they could move in. Work has continued over the years, both in the house and garden, with an extension added around 2010. The result is a very impressive home that's easy to live in, gives you a warm welcome and is incredibly comfortable and attractive.









# KEY FEATURES

## Enormous Appeal

In the older part of the house, you have two main receptions at the front, either side of a large inglenook fireplace with a log burner. There's a study to one side too, tucked away at the end of the house. One of the owners used to work from home and this enabled him to work away from the hustle and bustle of a houseful, closing the door and leaving it all behind at the end of the day. There's a nice sunny conservatory, a ground floor bathroom, then you head into the centre of the home, where the kitchen links the oldest and newest parts of the accommodation. There's a breakfast bar that gives the room a sociable feel, plus room for a table and chairs at the far end, double doors opening onto the garden to the south. The garden room is a more recent addition and a fabulous area with a vaulted ceiling. It has an en-suite, so you could use this as an annexe if desired. Upstairs, all three spacious bedrooms are off the landing, and two have en-suite facilities. The owners are very sociable and have hosted many dinners at the property over the years, whilst their daughter also loves to entertain friends when she's at home. The house has effortlessly adapted to their changing needs throughout their time here.

## All Within Reach

The owners love the cosy feel of the reception rooms on winter nights and have designed the garden room for use all year round. You'll find the house has a great connection to the gardens, with three sets of double doors leading out to the south and to the west, filling the house with light. The sun rises to the front of the property and if you're up in time, you'll see it rising over the common across the road. From the garden you can watch it setting through the trees. You'll see plenty of wildlife too. One summer, the owners counted 17 varieties of butterflies in the garden and they have planted to attract wildlife, as well as having nesting boxes. There are swathes of wildflowers in the garden in spring and summer, with rich colours in autumn. The garden has a more formal area around the house, leading to a meadow beyond that could be a paddock, orchard or whatever you want it to be. There are also useful outbuildings - a double cart lodge and a double garage with a workshop to the rear. Whilst the immediate surroundings here are green and open, it's only a short walk to the shop, primary school, village hall, café, pub and more. Mulbarton is a well-served village and mostly centred around the common, which means you're in the heart of it. Norwich is a short drive away and the owners have found the property well placed for travelling out of the area, being an easy drive to the A11.

























































# INFORMATION

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## On The Doorstep

The village of Mulbarton is a sought after village located conveniently close to the A11 and A47 to the south of Norwich. Mulbarton has a good range of amenities with a village shop, post office and schooling. It also has a half hour bus service to the city. A Tesco superstore can be found within a mile on the A140 Ipswich Road.

## How Far Is It To?

Mulbarton is only 4 miles east of Wymondham, which also has a Friday market, where you can enjoy the thriving market town atmosphere and the interesting local history. The attractive town centre has some outstanding buildings including the striking Abbey, a good range of shops, public houses, cafes, Waitrose and attractive places to take a walk. It also offers some good schools and is home to the renowned Wymondham College. Wymondham is supported by its own railway station with links to both Norwich and Cambridge, while offering easy access to the A47 Norwich southern bypass. Norwich is approximately 5 miles north of Mulbarton and offers a wide range of cultural and leisure facilities and a variety of good schools both in the public and private sectors. Norwich boasts its own main line rail link to London Liverpool Street and an international airport.

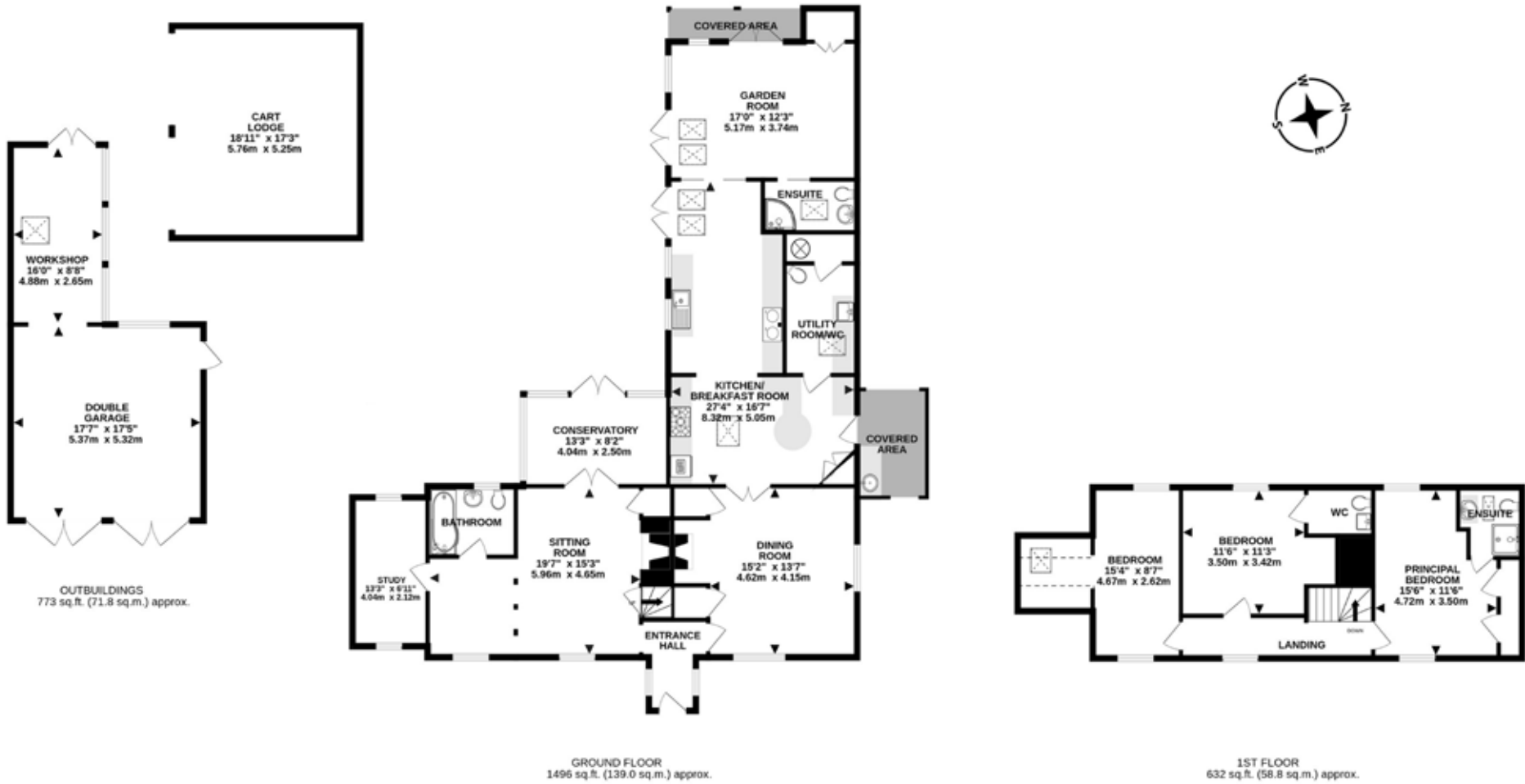
## Directions

Leave Norwich via the Ipswich Road and turn right at the traffic lights at Harford Bridge before the Tesco store onto the B1113 signposted to Swardeston and Mulbarton. Continue through the village of Mulbarton and where the road splits around The Common, continue to the right, on the Norwich Road. Take the second turning on your right hand side and the property will be clearly signposted with a Fine and Country For Sale Board.

## Services, District Council and Tenure

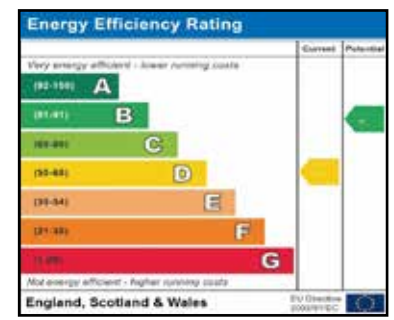
Heating is in the form of a heat store using mains gas and a solar water system, mains water, mains drainage.  
Rainwater is harvested to a well and pumped to the garden and outbuildings. The cart shed has electricity for basic EV charging.  
Fibre Broadband will be connected shortly.  
South Norfolk District Council - Tax Band E  
Freehold





FLOOR AREA - HOUSE (EXCLUDING OUTBUILDINGS) : 2128 sq.ft. (197.7 sq.m.) approx.  
 TOTAL FLOOR AREA : 2901 sq.ft. (269.5 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](http://www.norfolkpropertyphotos.co.uk)  
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