



Oaklands Farmhouse
29 Norwich Road | Strumpshaw | Norfolk | NR13 4AG

TALES THROUGH TIME



“A beautiful Grade II listed thatched farmhouse, this is a home that’s bursting with authentic character. Lovingly restored in recent years using traditional materials and craftsmanship, it offers contemporary comforts with great integrity and combines to make a wonderful family home. Ideal for multi-generational living, with a converted hayloft that can generate useful income, it’s well located for access to Norwich, Great Yarmouth, the Broads National Park and the coast.”



KEY FEATURES

- A Beautiful Thatched Grade II Listed Former Farmhouse with an Integral Annexe situated centrally in the Village of Strumpshaw next to the Broads
- Five Bedrooms; Four Bath/Shower Rooms
- Three of these Bedrooms benefit from En-Suite Facilities, One of which is on the Ground Floor
- Two Reception Rooms and a Study
- Kitchen/Breakfast Room with a Separate Utility and WC
- Garage with Car Pit and Workshop, with Self-Contained Annexe Above complete with Solar Panels
- The Gardens and Grounds extend to 0.644 of an acre (stms) and include a Large Patio with Covered Seating Areas, an Oval Outdoor Swimming Pool, an Extensive Vegetable Plot with Fruit Bushes and a Small Orchard
- The Accommodation extends to 4,345sq.ft
- EPC Exempt

The current owners of this appealing period home have loved their years at the farmhouse rooted in the community and enhancing the property's heritage as an integral part of village life. This is a friendly neighbourhood and you're in the heart of it here, yet when you're out in the back garden you feel a world away from it all, embracing the tranquility of country living. As the owners move on, this is your chance to be part of this historic home's story, to write your chapter of living in and nurturing this delightful family home.

A Rich History

This is the oldest timber-framed house in the village and archives confirm it's one of 'the earliest surviving brick buildings in Strumpshaw'. The original part, today the east wing, predates the 1450s and is made of cob walls around a timber frame. The west wing dates back to around 1530, as confirmed by the roll moulding of the oak beams, and the walls are made of brick and flint. A third section was originally a coach house, stable and hayloft that the current owners converted and linked to the main house with a lovely timber-framed, glazed extension with stone floor. Altogether, the owners have done a huge amount of work to the property over their years here. "We stripped the house right back and renovated it totally, taking our time to get it right. Every floorboard has come up and every feature has been preserved. This is a house with real soul and we wanted to maintain that, while also restoring the property to withstand the centuries to come." Most rooms have oak floors, with bamboo in the bathrooms, and both main receptions have fine fireplaces. The sitting room fireplace draws exceptionally well and the dining room would be ideal for a log burner. The thatch was last attended to in 2007 by a renowned master thatcher using Norfolk reed, which lasts upwards of 50 to 80 years when well maintained. All works were supervised by an experienced structural engineer, architect and director with Cambridge Architectural Research – and it shows. A great deal of thought has gone into everything: moving around the property you really start to appreciate it. Several formerly bricked up windows (to avoid the window tax in the 1700s) have been reinstated, a mezzanine in the master bedroom has been removed to allow the stunning chimney breast to take centre stage, and areas of cob wall and of wattle and daub are left exposed, nodding to the heritage of the building. You may also be surprised by the ceiling height achieved throughout and the sheer amount of light that pours into every room, as well as the lovely views over the gardens on every side.

A Real Character

A first glance indicates this is a handsome home, from the whitewashed elevations to the thatched roof that keeps you warm in winter and cool in summer. Each side of the original front door there's a cross on the wall, thought to be a sign to travellers that they could safely rest here overnight and be welcomed with food and drink. Today the house is similarly welcoming, with plenty of room for a large family or guests.





KEY FEATURES

The owners have had extended family and other people visiting or living with them over time, with the annexe offering privacy and independence. More recently it's been popular for AirBnB and the owners have loved opening their doors to an eclectic mix of people, making many friends along the way and continuing the property's tradition of hospitality. With the bedrooms spread over all three wings of the house, including a suite on the ground floor, there's huge flexibility for multi-generational living or large families with children of all ages. There's even a mezzanine over the ground floor bedroom that's called 'the secret room', with a half height door that children find magical, hidden round a corner. The kitchen is the heart of the home, as it is in any good farmhouse, and the electric Aga and underfloor heating keep it warm. The owners have a comfy chair to one side of the Aga and you can imagine relaxing in here on cold days, perhaps curling up with a book, or sharing coffee with a friend around the breakfast table.

Beautiful Surroundings

Until you see for yourself, it's hard to understand quite how private the garden is here. The old barns next door have no windows overlooking the walled garden, while mature planting screens the rest of the gardens from passers-by and neighbours alike. It's such a peaceful setting. The gardens are as attractive as the house itself, with wisteria, climbing roses and a grape vine adorning the walls. The front garden is the more formal area and to the west of the house is a gorgeous walled garden, with fruit bushes, raspberries, strawberries and a vegetable plot. The owners have a pool set in a sunny terrace and have taken to enjoying the challenge of daily cold-water swimming throughout the year... and two years of 'no mow May' practice have been rewarded with bee orchids growing in amongst other wildflowers. To the back of the house, there's a larger lawn that challenges even proficient croquet players, while also providing plenty of room for children to play. The former farm pond attracts plenty of wildlife too - pheasant, deer, newts. The owners have many fond memories of the gardens and house: hosting a family wedding reception and so many barbecues, with undercover options when rain stopped play outside. On sunny days you can follow the sun and enjoy morning coffee outside the kitchen, lunch in the walled garden and tea or supper in the back garden.

A Community Connection

The village community is an important part of the lifestyle here. A former owner who died in 1756, William Black, left instructions in his will that the heir to his farm and their successors shall '...upon the day after Christmas Day, in every year, deliver into the hands of the churchwardens and overseers of the poor of the parish of Strumpshaw... four bushels of good merchantable wheat to be... divided amongst the poorest inhabitants of the said parish'. This edict features on a plaque in the parish church and the current owners have continued the tradition, sourcing wheat from a Strumpshaw farmer for the churchwardens to distribute it to residents who appreciate the feed for their chickens and wildlife. Another community initiative involving the owners is the weekly Strumpshaw Coffee Break, originally held in the house here, later moving to the village pub. This is a great way to get to know people and to put down roots. There's also a community orchard and an abundance of country walks nearby, favourites of the owners being: RSPB's Strumpshaw Fen, renowned for its marsh harriers, bitterns and swallowtail butterflies; and Buckenham Wood, bursting with snowdrops, wood anemones and bluebells in spring. When you need to get out and about, you can walk to the station in neighbouring Lingwood and hop on the train to Norwich or Yarmouth, take a bus or use the nearby A47 for easy access further afield.























Garage/Workshop with
Annexe Above











INFORMATION



On The Doorstep

Nearby is the community award-winning Shoulder of Mutton pub and Pages Garage, as well as Strumpshaw Hall and its famed steam museum. Strumpshaw's new Community Hall features events regularly and activities daily. Lingwood Village is less than a mile away, with both primary and middle schools, village hall and Whiskins bar, post office, Spar convenience store, public house, fish and chip shop and a mainline railway station that runs between Great Yarmouth and Norwich.

How Far Is It To?

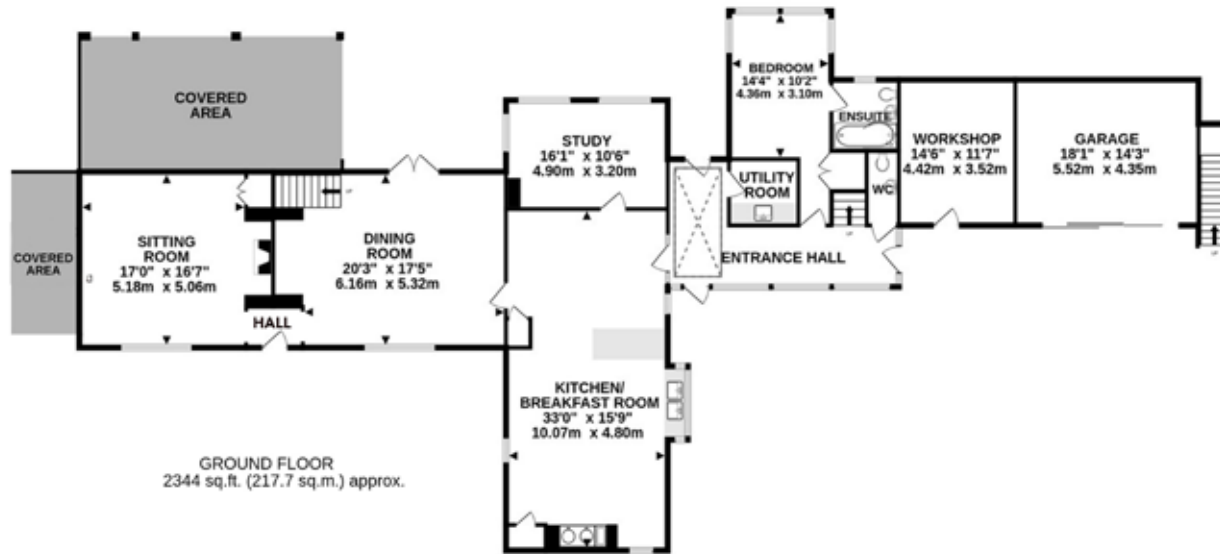
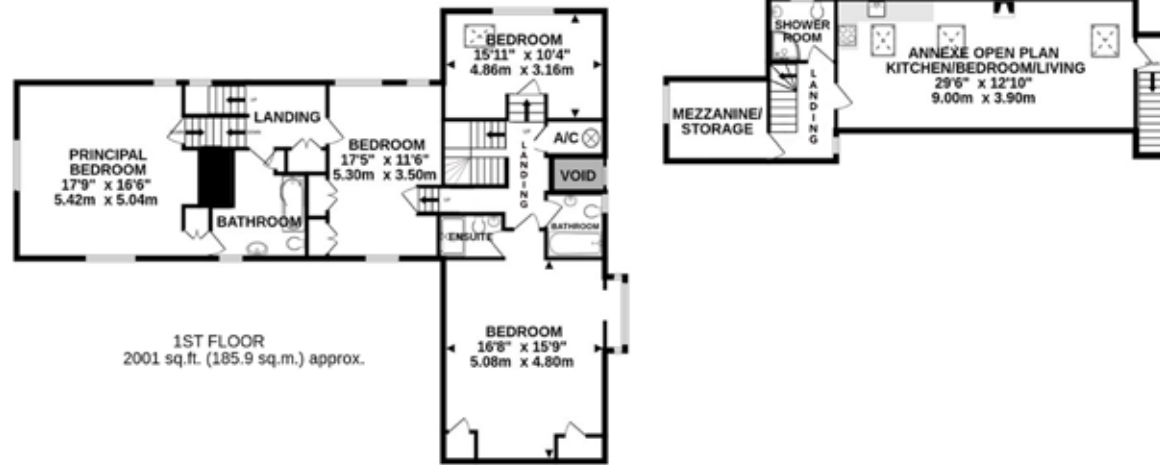
The southern part of Strumpshaw Parish lies within the Broads National Park and Brundall's nearby marina provides good access to the River Yare. Wroxham, acknowledged centre of the Broads network of rivers and shallow lakes, is approximately 8 miles distance. Strumpshaw is well placed for the cathedral city of Norwich, approximately 10 miles west, with its wide variety of cultural and leisure facilities, as well as a main line rail link to London Liverpool Street and an international airport. Great Yarmouth is approximately 12 miles to the east, boasting 5 miles of sandy beaches. The sea front offers the Marina and Sea Life Centre amid various rides, shops and amusement arcades. The Tide and Time Museum of Yarmouth Life and the historic Hippodrome, Britain's only surviving total circus building that features a spectacular pool under the stage, are also popular attractions.

Directions

Leave Norwich on the A47 heading east. At the Postwick Interchange take the 2nd exit onto the A47 slip road to Great Yarmouth/Brundall. Merge onto Yarmouth Road/A47. At the roundabout take the 3rd exit onto Cucumber Lane. Cucumber Lane turns left and becomes The Street. Follow this road which becomes Strumpshaw Road and then Long Lane. Continue to follow Long Lane, which in turn becomes Norwich Road and after passing a large wooded area on your left, and the turning for Beech Drive, the driveway for number 29, will be found shortly after on your left hand side, clearly signposted with a Fine & Country For Sale Board.

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Broadband - Current Provider and Speed- Plusnet Unlimited Fibre 31.8mb
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Freehold



TOTAL FLOOR AREA : 4345 sq.ft. (403.7 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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Fine & Country Norwich
12-14 Queen Street, Norwich, Norfolk, NR2 4SQ
01603 221888 | norwich@fineandcountry.com

