



Ebridge Farm  
North Walsham Road | Witton | Norfolk | NR28 9QG

# LIVING THE RURAL DREAM



“With over 32 acres of land, including outbuildings, stables, a manege and more, this property offers you the chance to live the rural life you’ve always dreamed of. Imagine being able to raise your children in clean countryside air, spending time outdoors together, building dens and paddleboarding on the river. Perhaps you’ve always wanted to keep livestock and grow your own? Or maybe it’s the equestrian dream for you. Whichever your preference, living here you can make it happen!”







# KEY FEATURES

- A Unique Detached Property with over 32 acres of Land in the Picturesque Spot of Witton Woods and the North Walsham and Dilham Canal
- Ideal for Equestrians, Livestock Enthusiasts and a Caravan and Camping Site
- Four Bedrooms; Four Bath/Shower Rooms
- The Principal Bedroom has an En-Suite and a Walk-In Wardrobe
- A Large Attic with Potential for Conversion into a Fifth Bedroom
- Kitchen Breakfast Room with Separate Utility Room
- Two Reception Rooms and a Garden Room
- Outbuildings include a Large Detached Barn with Further Attached Workshop for Storage of Farm Equipment
- Seven Stables and a Tack Room plus Undercover Storage for Caravans
- The Grounds extend to 32.6 acres (stms) and include a Manege, Paddocks, an Orchard and Bluebell Wood
- The Accommodation extends to 2,605sq.ft
- Energy Rating: E

A delightful property in a glorious rural setting, nestled next to Witton Woods and the North Walsham and Dilham Canal, close to the coast and the tranquility of the Norfolk Broads, this is a real escape to the country. It's a home that comes with a whole host of options and it's rare to find something so versatile that's ready to go. The stables, outbuildings, caravan and camping site and more await you here – come take a look and let your imagination run wild!

## Full Of Possibility

The property began life as a bungalow, built in the 1930s. It's been in the current ownership since the 1970s – one of the owners wanted paddocks for her horses and the other wanted a small farm, and this property was large enough for both. The fact that it also had a little caravan site by the woods was a bonus and allowed them to bring in a useful income. At first the family acquired a mix of livestock, including Blonde D'Aquitaine cows, rare breed pigs, sheep, chickens and, of course, the family's horses. The owners then bred a successful pedigree Suffolk sheep flock, winning awards at county shows and exporting their sheep across the world. The current owner remembers her mother bottle feeding orphan lambs in front of the Aga! What is today a log store was originally used as lambing pens.

## Making Memories Together

The family extended the property in the 1980s, creating a first floor with magnificent views over the surrounding woodland and countryside. Having this extra space meant the home also worked brilliantly for entertaining, and the owners embraced this, hosting dinner parties in the dining room, barbecues on the patio and more besides.









# KEY FEATURES

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They even held their wedding reception here with a marquee in the garden. On one memorable occasion, at a fundraising event, a friend landed his helicopter in one of the fields and gave rides in return for donations to the RNLI. The property is enormously versatile, with a principal suite with shower room and walk-in wardrobe, a second bedroom with a balcony to make the most of the views, plus two further bedrooms on the ground floor. The sitting room is central, between the dining room and garden room with double doors to both, so you can comfortably accommodate a crowd, or spread out as a large family. The kitchen also has room for a family table and there are three bath/shower rooms in addition to the principal en-suite, so even with a houseful, everyone can get ready without getting under each other's feet.

## Step Outside And Explore

Make your way down the drive towards the house and you'll see a gorgeous, well-stocked orchard with pears, cooking and eating apples, plums, greengages and a greenhouse base with a grapevine. There's also a walnut tree in front of the house. In springtime, the orchard is awash with a sea of yellow daffodils. At the far end of the top field you have your very own bluebell wood, and there's an abundance of wildlife in every part of the land here, thanks to the variety of habitats. On a practical note, there are seven stables, all in use until recently, plus a workshop and barn for storing farm vehicles and equipment. These have potential to be used as studio or hobby space, subject to planning. There are solar panels on the roof of the barn, supplying a surprisingly good amount of electricity to the property, with any unused feeding back into the grid. All the outbuildings have power and water and the fields mostly have livestock fencing and water tanks. There's a well that provides a fresh supply to the house, plus a cesspool for waste, so you have low utility bills and no water rates. We've already mentioned in passing that the property had a Caravan Club-approved campsite and you could easily reinstate this. It has a water supply, cesspool and underground cabling ready for five new hook ups and would be a popular spot for visitors – the owners found they had a good proportion of repeat business as people loved it here so much. And no wonder! The night skies here have to be seen to be believed, with amazing stargazing to enjoy. You also have plenty of outdoor activities, such as woodland walking, hacking your horse without having to cross public roads, swimming, fishing or kayaking on the canal and more. You can also hop in the car and be at the beach in just a few minutes, or in the heart of North Walsham, where you have shops, schools and more, as well as a train station taking you down to Norwich or up to the seaside towns of Cromer and Sheringham.

























































# INFORMATION

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## On The Doorstep

Located close to the Norfolk coast, North Walsham (just over 2 miles distant) is a popular market town with direct rail connections to Norwich, a Sainsbury's, a Waitrose and a variety of shops and facilities. It is also within easy reach of the Norfolk Broads where there is an abundance of water activities and wildlife. The village of Mundesley is only 5 miles away and boasts a large range of amenities as well as a beautiful blue flag sandy beach where seals are often spotted close to the shore. There are also unique areas of unspoilt natural beauty, ideal for walking, cycling, bird watching and fishing and of course the famous East Ruston gardens.

## How Far Is It To?

Cromer is approximately 11 miles away and is renowned for crab fishing and its Victorian Pier. Whilst maintaining its Victorian charm, the town is an important residential, administrative and service centre for the growing population of North Norfolk. The cathedral city of Norwich, 16 miles distant, has a myriad of cultural and leisure facilities as well as a main line rail link to London Liverpool Street and an international airport.

## Directions

Leave Norwich on the A1151 Wroxham Road, passing through Wroxham, Hoveton and Beeston St Lawrence. Turn left onto Church Road and then left again onto Yarmouth Road. Turn right onto the old Yarmouth Road and then immediately right onto the single track road through Meeting Hill, to White Horse Common. Turn right onto Happisburgh Road and continue onto North Walsham Road, whereby the property will be found on the left hand side.

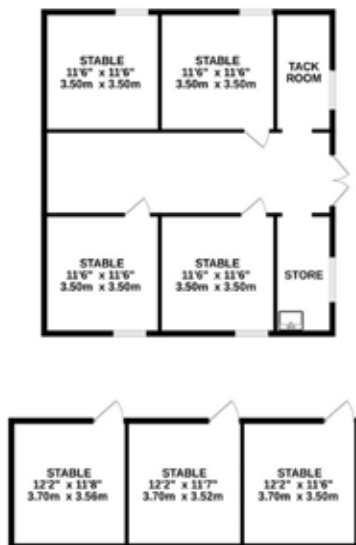
## Services, District Council and Tenure

Oil Central Heating, Private Water via Well, Private Drainage via Cesspool  
Broadband Available - Fibre to Premises - Vendor uses EE  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) - for Broadband/Mobile availability  
North Norfolk District Council - Council Tax Band E  
Freehold

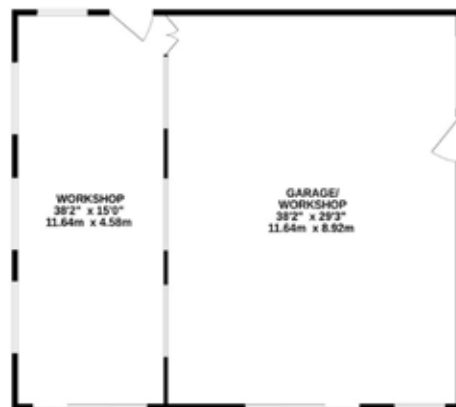




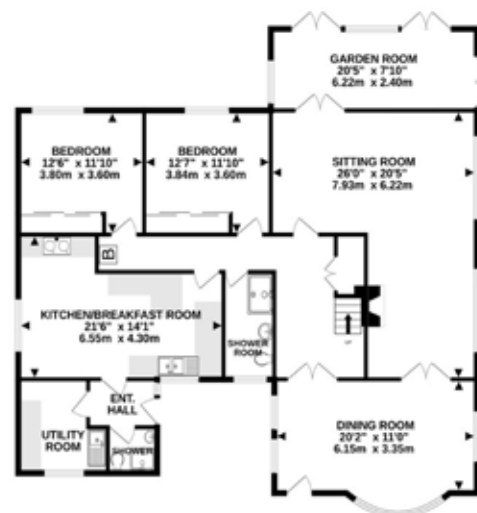
INDOOR STABLING  
892 sq ft. (82.0 sq.m.) approx.



OUTDOOR STABLING  
420 sq ft. (39.0 sq.m.) approx.



OUTBUILDING  
2892 sq ft. (267.2 sq.m.) approx.



GROUND FLOOR  
1700 sq ft. (158.0 sq.m.) approx.

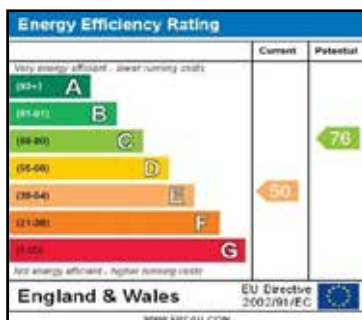


1ST FLOOR  
905 sq ft. (84.1 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING ALL OUTBUILDINGS) : 2605 sq.ft. (242.1 sq.m.) approx.  
TOTAL FLOOR AREA : 5611 sq.ft. (521.2 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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NB : DASHED AREA DENOTES RESTRICTED HEAD ROOM



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

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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

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





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Fine & Country Norwich  
12-14 Queen Street, Norwich, Norfolk, NR2 4SQ  
01603 221888 | [norwich@fineandcountry.com](mailto:norwich@fineandcountry.com)

