



Old Farm House
Heath Road | Crostwight | Norfolk | NR28 9PA

AN HISTORIC HAVEN



“Make your way past wide open countryside, turn into the tree-lined drive and you leave the outside world behind.

Step into an historic home, part of an award-winning community
beautifully created from a period hall and its associated buildings.

There's no passing traffic here, no light pollution – just you and the wildlife.

Walk to the coast or into the village, head out on the extensive network of footpaths,
or put your feet up at home and enjoy the welcoming feel of this appealing period property.”



KEY FEATURES

- A Fabulous Semi Detached Period House with Accommodation over Three Floors
- Four Bedrooms; Two Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite
- Kitchen/Dining Room with Separate Utility Room and WC
- Sitting Room with Galleried Landing Above
- Lovely Private Enclosed Rear Garden with Patio and Seating Areas
- Double Garage and Workshop
- The Accommodation extends to 1,803sq.ft
- Energy Rating: F

This home is a rare treat. The properties here date back to the 16th century and the original hall and associated buildings were restored and converted back in the mid-1980s, winning an award for the sensitivity and integrity of the work. There's something truly special about the charm and comfort of this home, along with the glorious peaceful setting, yet you're very well connected by road. The perfect choice if you love period properties and you're looking for privacy and tranquility without isolation.

History At Home

Take a look at this property and you can't help but be charmed. Steeped in history yet modern and comfortable, it was originally part of the Honing Estate and has wonderful mellow Norfolk brick laid in an English bond under a pantile roof, typical of the vernacular architecture. Crostwight Hall itself was owned by Britain's first Prime Minister, Sir Robert Walpole, from 1720. By the mid 1980s, the hall and associated buildings had fallen into disrepair and were acquired by Hanger Developments who restored and converted them, winning a prestigious RICS award for the skill and sensitivity of the works, specifically the use of flint, stone and traditional brick quoining to ensure authenticity and harmony across the properties.

Perfectly Positioned

This particular property sits at the end of a private, tree-lined driveway, its handsome elevations catching the eye. As soon as you step out of your car and take in the surroundings, you can feel your worries melt away. The owners recall how they were struck by the setting when they first came here and knew right away that this was 'the one'. Visiting family and friends always comment on the sense of peacefulness and tranquility here – it feels like a sanctuary, a place where you can relax, refresh and unwind.





KEY FEATURES

There's an enormous amount of wildlife, both in the garden and the surrounding fields, including bullfinches, buzzards, goldcrests, red deer and plenty more. There's heathland just beyond the property, along with a multitude of footpaths and bridlepaths, so it's ideal if you have a dog, or if you just love being outside in the fresh air, surrounded by nature. With no light pollution, you'll see spectacular starry skies on clear nights, with blazing sunsets viewed from your garden or the house itself. You feel as though you're in the middle of nowhere, but as one of 17 properties, you're never isolated. In fact, there's a lovely community here – once people arrive, they don't want to leave! Yet you can walk into the village for groups and events at the village hall, walk to the coast, or hop in the car and be in North Walsham or Stalham in just a few minutes, with supermarkets, schools, leisure facilities and more available. Some of Norfolk's best gastropubs are just up the road too.

Light Filled Rooms

The house enjoys an east-west orientation and many of the rooms are dual aspect, so you have glorious light pouring in throughout the day. The owners love entertaining here and have made many happy memories with family and friends over the years. The kitchen is wonderfully sociable, with plenty of room for a large dining table, so you can chat with guests whilst preparing food and drink. The owners usually then retire to the sitting room. This is a fabulous space with a double height ceiling, a lovely reading nook gallery above, and the owners have installed a wood burner in the attractive fireplace, adding to the cosy feel. At Christmas, their home looks beautiful, decked out with garlands and twinkling lights, while in summer the garden is a lovely place in which to relax, birdsong and bees the only sounds. It's a flexible home too, with up to four bedrooms spread over two floors, so you can choose to have a home office, study, sitting room or hobby space – whatever it is you're looking for.





























INFORMATION



On The Doorstep

Located close to the Norfolk coast, Crostwight is also within easy reach of the Norfolk Broads where there is an abundance of water activities and wildlife. The village of Sea Palling is only 7 miles away and boasts a beautiful blue flag sandy beach where seals are often spotted close to the shore. Closer to hand is North Walsham, a market town with direct rail connections to Norwich, a Waitrose, a Sainsbury's and a variety of shops and facilities. 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 13 miles away and often hailed one of Norfolk's most attractive seaside resorts. It is renowned for crab fishing and 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 is 17 miles distant and has a myriad 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 22 miles away. This large seasonal town boasts 5 miles of sandy beaches. The sea front offers the Marina and Sea Life Centre amid a wide variety of rides, shops and amusement arcades.

Directions

Leave Norwich on the B1150 North Walsham Road and pass through the villages of Coltishall and Scottow. Turn right onto Westwick Road and proceed through Worstead. At Honing turn left onto Honing Long Lane and head towards Crostwight, turning right onto Heath Road. After approx. 1/2 mile turn right then immediately left into the Crostwight Hall development.

Services, District Council and Tenure

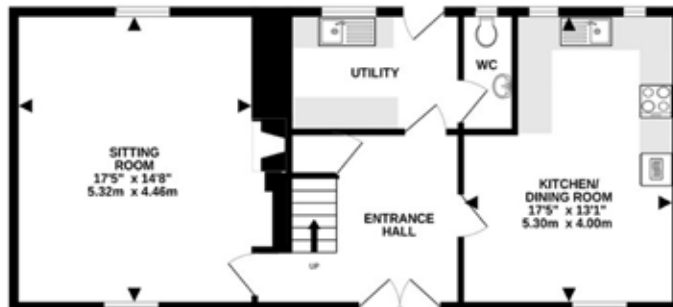
LPG Calor Gas, Mains Water, Private Drainage via Treatment Plant
Full Fibre Broadband Available - Vendor uses Vodafone
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
North Norfolk District Council 0- Council Tax Band F
Freehold



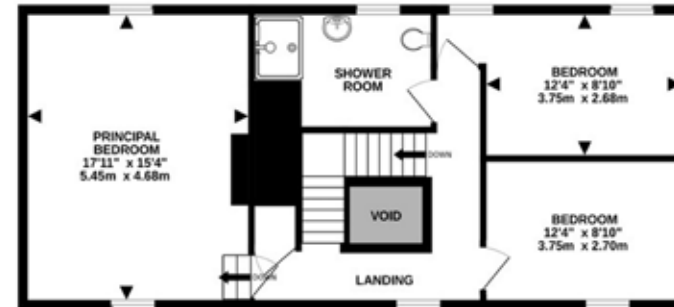
1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



OUTBUILDINGS
574 sq.ft. (53.4 sq.m.) approx.



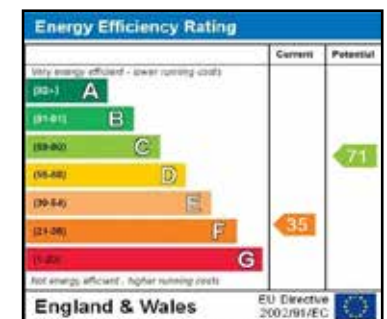
GROUND FLOOR
679 sq.ft. (63.1 sq.m.) approx.



2ND FLOOR
660 sq.ft. (61.3 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING OUTBUILDINGS) : 1803 sq.ft. (167.4 sq.m.) approx.
TOTAL FLOOR AREA : 2377 sq.ft. (220.8 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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