



Church Farmhouse
Blacksmiths Lane | Happisburgh | Norfolk | NR12 0QY

CREATIVITY BY THE COAST



“This picture-perfect Grade II listed thatched property with roses round the door and lavender along the path, sits in a superb position, walking distance from a golden sandy beach and set within a vibrant village, close to the Broads. It has a fascinating history and comes complete with a large barn offering interesting potential, a sunny, south-facing walled garden and so much more besides...”



KEY FEATURES

- A Traditional Grade II Listed Thatched Property with Lovely Views of Happisburgh Church, Open Fields and the Sea
- Six Bedrooms; Two Bath/Shower Rooms
- Kitchen with Separate Utility Room
- Two Reception Rooms with Feature Fireplaces
- Large Double Height Third Reception Room used as an Office
- Substantial Barn with Toilet Facilities used as a Storage/Games Room with a Range of Uses and with PP for a Swimming Pool
- Landscaped Gardens provide Seating Areas, Suntraps, a Covered Sandpit and Raised Vegetable Beds
- Gated Driveway and Large Open Yard with Generous Parking
- The Main Accommodation extends to 2,655sq.ft
- No EPC Required

A former holiday location for well-known sculptors and artists, this home has attracted many people over the years, each making their mark and playing their part in its centuries of history. For the past 30 years, it's been a much-loved family home and the setting for many memories across three generations of the same family. It's easy to see the appeal of the property – sure to charm from the moment you catch sight of it.

A Popular Spot!

This is a property with a very colourful and interesting history and one that has inspired creativity over the years. It started life as a small cottage in the early 1700s, with an extension in the late 1700s linking it to the cottage next door and was further extended 150 years ago. It was rented out to masters and former pupils of Bishop Stortford College from 1913 up until 1982 and when not in use by them, they let it as a holiday home. In the early 1930s, a group of artists and sculptors, including Henry Moore, Barbara Hepworth, Ben Nicholson and Ivon Hitchens spent two summers at the property. It was during this time that Hepworth and Nicholson's relationship developed, later becoming parents to triplets! The owners have documents and photographs telling the story of the group, including one of Henry Moore carving outside the front door of the farmhouse, as well as one of Barbara Hepworth and Ben Nicholson sitting on the front gate. In 1943, the property was requisitioned and used to house officers from the local gun emplacements, which were protecting against potential invasion. The rest of the soldiers making do with Nissen huts for sleeping quarters! The owners have spoken with the son of one of the men stationed here, Kenneth Jones, and have an extract from his memoirs, detailing his time in the village. In the entrance hall of the house is a photograph of farm labourers in the farmyard in 1901 and photographs of some of the lifeboat horses, which were stabled at the farm. The owners bought the farmhouse in 1995, falling instantly in love with its good looks and historic charm.





KEY FEATURES

They have made a number of improvements to it whilst retaining the features that add to their home's appeal. Included in the sale is a large barn across the old farmyard, with an entrance area and toilet. It offers interesting potential with drainage, water and electricity already connected. The roof structure of the house was restored in 2019 before a full rethatch when it was discovered that some of the thatch was 250 years old! The roof has a fire blanket under the Norfolk Reed thatch, which when well cared for has a lifespan of over 50 years.

Fun With The Family

The history is certainly interesting, but the most important thing about this property is that it's been a much-loved home to the owners and their children, with their grandchildren now enjoying time here and regularly coming to stay. The owners recall wonderful games of hide and seek, thanks to the two staircases that allow you to creep away from your pursuer, as well as family parties with up to 48 people. Guests and the owners have headed out of the door in their swimming costumes to swim in the sea and to walk the family dog on the beach or across the fields. This really is a wonderful place in which to raise children, relax and there's a lot of fun to be had. Although the cliffs at the far end of the village are sandy and have suffered from erosion over the years, the cliffs here are higher and with a clay toe, so in the 30 years the owners have lived here, changes have had far less impact. Back at home, with six bedrooms you can comfortably accommodate a large family or a good number of guests, and you have both a bathroom and shower room. The owners currently have a third reception room which they use as their office, but there are plans available if you wanted to convert this into the kitchen. The smallest bedroom is ready for conversion into an additional family bathroom and combined with the potential of the barn, there is scope to make your mark during your time here.

A Connection To Community

The village has a lot to offer and the owners have enjoyed being part of life in a friendly community. There's a wonderful play park, a pub, a primary school, a small shop and an excellent fishmongers, and the village also benefits from a bowls club, cricket club and two community halls offering different group activities. If you're new to the area this is a great base from which to make the most of the wider area. Take a walk among the trees at Bacton Wood, head to Wroxham with a boat on the Broads or go paddleboarding. With a choice of nearby towns and villages offering everything you need. Stalham has a supermarket, independent shops and schools, while North Walsham has a range of supermarkets, a weekly market, schools and leisure facilities. Norwich is also within easy reach, it is a beautiful and historic city with museums, a thriving and vibrant arts scene and plenty of good restaurants.

































INFORMATION



On The Doorstep

Happisburgh is situated near to the Norfolk Broads and is approximately 15 miles from Norwich. From here you can explore the wealth of broads and backwaters at one's leisure. Wroxham boasts the Roys of Wroxham department store, individual boutiques, a range of eateries and tourist attractions. The Norfolk coast is an area of outstanding natural beauty and with a number of golf courses and other leisure facilities close by. Two excellent restaurants are within a 20 minute drive.

How Far Is It To?

From Happisburgh you have easy access to the Cathedral City of Norwich which is approximately 15 miles to the south west with its large array of cultural and leisure facilities, including Chantry Place shopping centre, bars, restaurants, theatres and cinemas. There are a number of good schools in both the state and private sectors as well as the University of East Anglia. Norwich has a main line station to London Liverpool Street with an approximate journey time of 1 hour 40 mins, also providing commuter trains to Cambridge and a direct line to London Stansted Airport. Norwich has an international airport to the north side of the city and access to most major trunk roads. From Happisburgh via the A11, Cambridge lies approximately 85 miles to the south-west and Newmarket 71 miles.

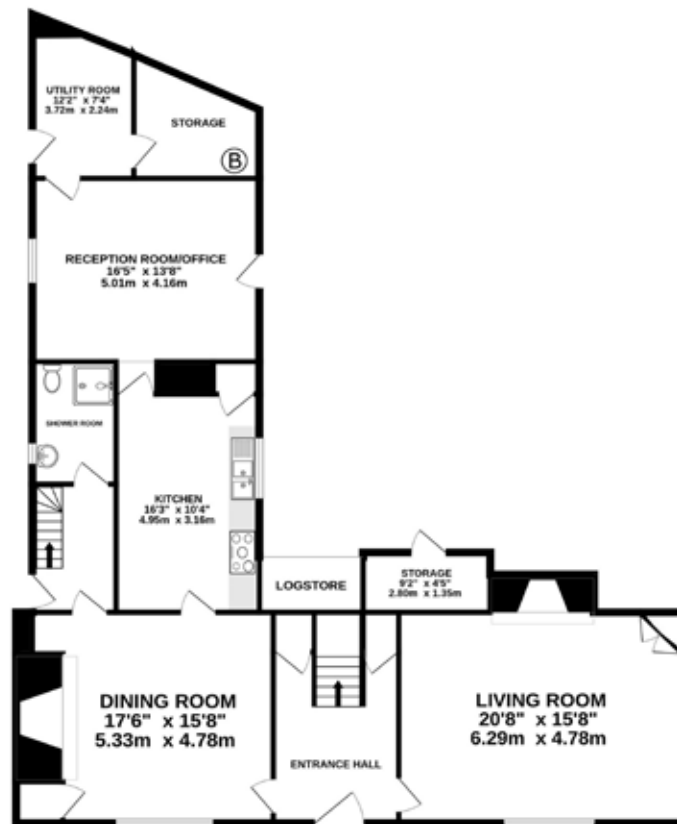
Directions

Leave Norwich on the A1151 Wroxham road passing through Wroxham, stay on this road which becomes the A149 and prior to reaching Stalham take a left onto Stepping Stone Lane and left again at the T junction onto the B1159 signposted Walcott and Bacton. After 3 miles, at the crossroads turn right marked for Happisburgh, (please ignore an earlier right hand turn also signposted Happisburgh) Turn left onto Blacksmiths Lane at a sharp right hand bend and the property will be found on a corner on the left hand side.

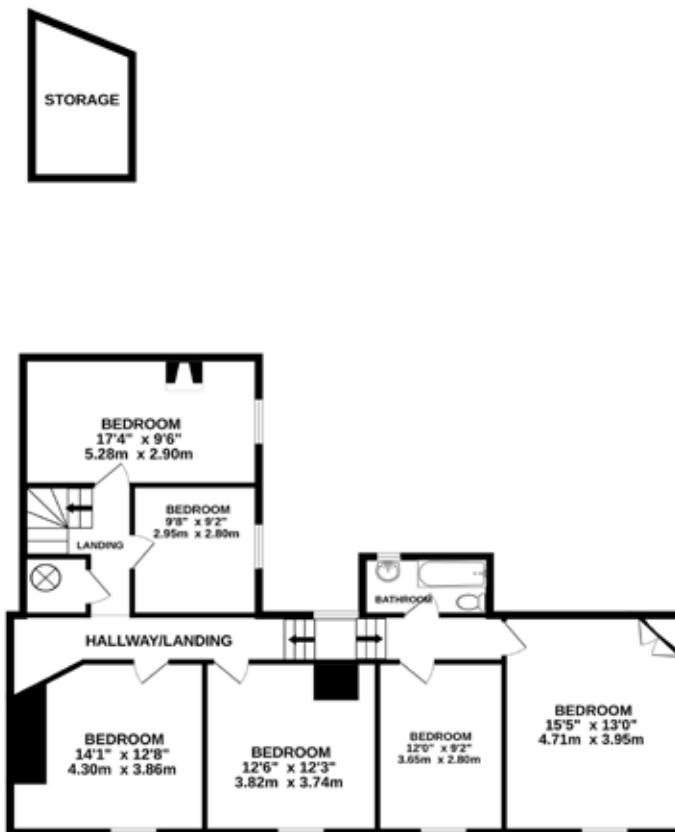
Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
North Norfolk District Council - Council Tax Band F
Freehold

GROUND FLOOR
1447 sq.ft. (134.5 sq.m.) approx.



1ST FLOOR
1207 sq.ft. (112.2 sq.m.) approx.



TOTAL FLOOR AREA 2,655 SQ.FT (246.6 SQ.M APPROX)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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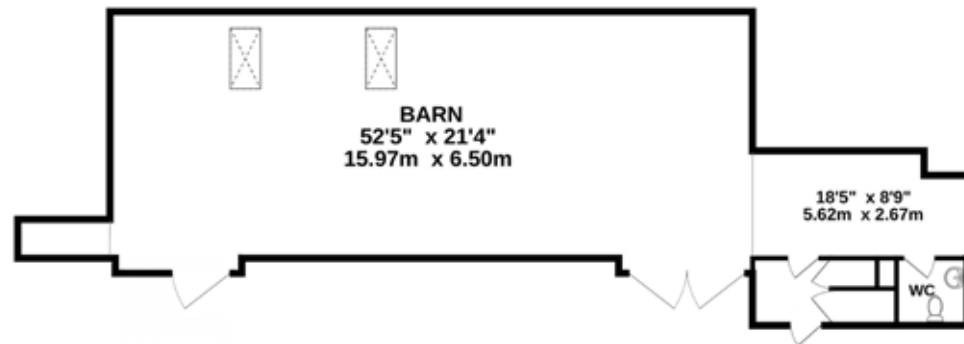


THE BARN

FIRST FLOOR
151 sq.ft (14 sq.m)



GROUND FLOOR
1,339 sq.m (124.4 sq.m)



TOTAL FLOOR AREA 1,490 SQ.FT (138.5 SQ.M APPROX)

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Services, District Council and Tenure

LPG Heating and Electric Infrared Heating to Main Area, Mains Water (from house), Mains Drainage (via pump chamber maintained by five leaseholders including the barn)

Broadband (currently supplied from the house but separate telephone line installed but not active)

North Norfolk District Council -Business Rates

Leasehold - 992 years



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