



St. Ninians  
2 Strumpshaw Road | Brundall | Norfolk | NR13 5PA

FINE & COUNTRY

# IN THE BEST OF HEALTH



“A former doctor’s surgery, now a magnificent character home, beautifully restored with wonderful period features, this is a real gem! Standing proudly within a popular Broadland village, secluded garden to the rear, it offers all the benefits of a lively community, many amenities within walking distance. A marina and open countryside just down the road, plus easy access by road or rail to the city centre.”



# KEY FEATURES

- A wonderful Character, Period Property in the very popular village of Brundall
- Five Bedrooms; Ground Floor Shower Room and First Floor Family Bathroom
- The Principal Bedroom benefits from a Bespoke Dressing Room
- Kitchen/Breakfast Room; Separate Utility Room; Wine Cellar
- Four Receptions including a Fantastic Study and Garden Room
- Character Features throughout with Ceiling Mouldings, Ceiling Roses, Fireplaces and Bay Windows
- Double Garage with Cinema Room Above
- Gated Drive and Plenty of Parking
- Beautiful Landscaped Gardens to the Rear with Patio and Summerhouse
- The Accommodation extends to 4,305sq.ft
- Energy Rating: E

This spacious period home has alluring good looks, both inside and out. With flexible, family-friendly accommodation and a sunny, private garden, it has so much to offer and to appeal. Restoring the house has been a labour of love for the current owners, and as they now reluctantly move on, it's clear the property has enormous charm and is sure to impress. This is a place to put down roots, a home you won't want to leave!

## A Piece Of Village History

The house was built in the early 1900s. The land originally belonged to the Manor House, just down the road, and was sold to Dr. McKelvie in 1909. He built the property and held GP surgeries in his house until the village practice was built. When the current owners came here, the house was something of a project and still had waiting and practice rooms. The nice thing about it being relatively untouched is that a lot of features remain, as does the character and integrity of the property. It's taken the owners a number of years to renovate their home – this is a big house! – and the end result is something rather special. From the Clive Christian kitchen to the Baker Rhodes soft furnishings, no expense has been spared, as befits a home of this stature.

## Opulent Yet Relaxing

Despite the grand proportions and sense of space, this is a very comfortable home and the owners have found it well laid out for modern lifestyles. There are two main reception rooms, each with a feature fireplace and large bay window, one at the front and one at the rear of the property. In addition, there's a study where you can shut yourself away for a bit of peace and quiet, plus a lovely





# KEY FEATURES

garden room with double doors onto a south-facing courtyard. But it's the kitchen that's the real star of the show, having been opened up to create one large room that's perfect for parties and for day-to-day family life. This room also has double doors to the south and the Clive Christian kitchen with granite worktops and central island is sure to impress. A useful utility room, wine cellar, rear lobby with storage and a shower room complete the ground floor accommodation. There is also a cinema room over the double garage, which can be reached from the garage and the garden room – perfect for family fun. Upstairs, there are five bedrooms spread over two floors, the master benefitting from a fabulous bespoke dressing room. The family bathroom has a beautiful feature rolltop bath and double basins, as well as a separate shower. This is a home with space for all the family – and it's also a place that lends itself to being dressed for a lovely Edwardian-style Christmas, or for having the doors thrown open in summer to let the sunshine flood in. As the owners explain, it's a house that works well, asks little and has a lot to give.

## Step Outside

There's plenty of parking on the driveway to the front of the property, as well as in the double garage. The main part of the garden sits to the south of the house, so it's both sunny and secluded. The courtyard area outside the garden room is wonderfully sheltered and a real suntrap, so the owners have their hot tub here. The patio runs along the back of the property, perfect for al-fresco dining. Then there's a private lawn where children can play out. The part-walled gardens have been expertly landscaped, offering colour and interest throughout the seasons, whilst still being easy to care for. There's a separate piece of land adjacent that may be available, subject to negotiation.

## A Village With Variety

The owners love life in Brundall and will find it as hard to leave the village as they will the house! You have everything you need here, including a train station just a short walk away, regular buses into Norwich, a popular pub at the boatyard down the road, and the possibility of a mooring. Although you're only around 10 minutes away from Norwich, the village itself has most amenities, including a primary school, surgery, supermarket, library, takeaways and more. The owners have met many of their neighbours while walking the dog and there's a lot of choice as to where you can go on foot. There are nature reserves nearby, as well as the Broads, so plenty of green and open spaces.

































# INFORMATION

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## On The Doorstep

Brundall is a highly sought after village with just about every amenity catered for with a village shop, a post office, school, train station, Broads access, dental and doctors surgeries and various other high street stores. Access to the A47 is on your doorstep for easy access to most of the county. "Brundall is a great village, there is a village school, health centre and shops all within a few minutes walk, everything we need is here but we can get out into the country easily or into Norwich when we need to. We love being so close to the river for nice walks, sailing and boating"

## How Far Is It To?

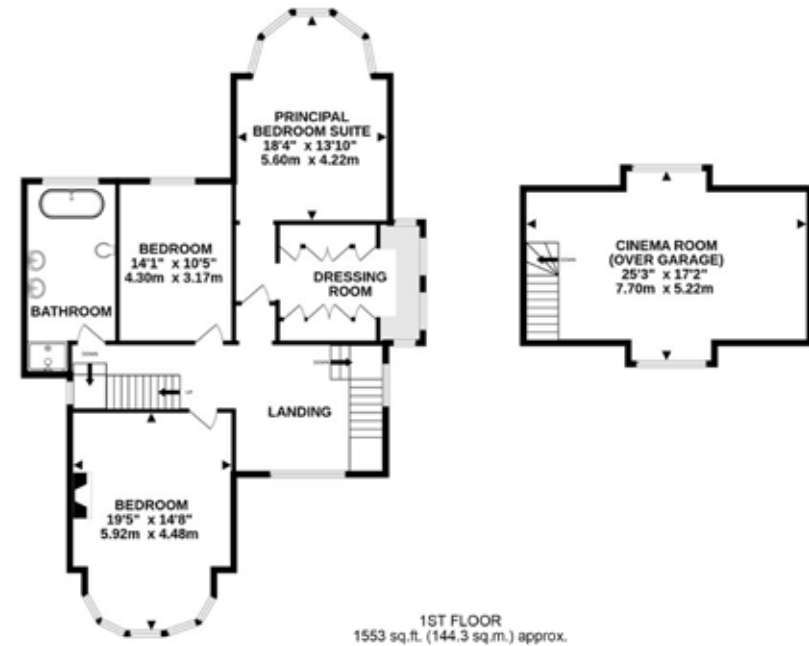
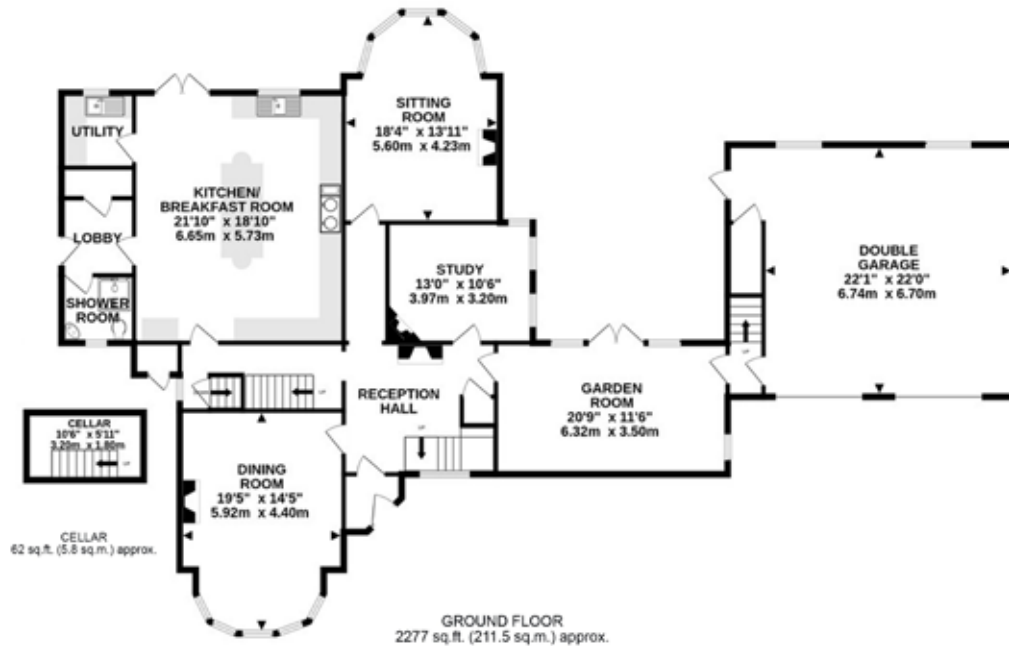
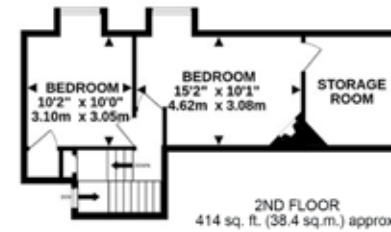
Access from the Broads can be gained either from Brundall situated on the River Yare or Wroxham, the acknowledged centre of the broads network which is approximately 8 miles distance. Brundall is well placed for the cathedral city of Norwich which lies approximately 7 miles west, with its wide variety 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.

## Directions

Head east on the A47 Southern bypass and upon reaching the first roundabout take the third exit sign posted Brundall. Continue into the village of Brundall, down The Street and then over the roundabout where the road then becomes Strumpshaw Road. The property will be found on the right hand immediately after the roundabout.

## Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage  
Broadland District Council - Council Tax Band G  
Freehold



**TOTAL FLOOR AREA : 4305 sq.ft. (400.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		➡
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	➡	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			
EU Directive 2002/91/EC			



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