



THE STORY OF

Walks Farm House

Ashwellthorpe, Norfolk

SOWERBYS

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Walks Farm House

Blacksmiths Lane, Ashwellthorpe,
NR16 1EP



- Enchanting Period Farmhouse
- Eight Acres (STMS) of Varied Grounds
- Wealth of Character Features
- Idyllic Equestrian Home
- Grade II Listed
- Six Elegant Bedrooms
- Superb Range of Outbuildings
- Over 3,500 Sq. Ft. of Accommodation
- Discreet and Private Location
- Splendid Countryside Views



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“A wealth of period features provide a timeless window into an eclectic past...”

Nestled amongst mature trees within a tranquil, rolling Norfolk countryside scene, Walks Farm House presents an idyllic opportunity to begin your next chapter with an enviable lifestyle accompanied by a truly enchanting home with many a story to tell.

A wealth of period features provide a timeless window into an eclectic past whilst over 3,500 sq. ft. of highly versatile accommodation ensure that the home retains all the flexibility required to accommodate the ever-changing demands of a modern family life. Combine a magical home with no less than eight acres (STMS) of varied and highly practical grounds, and Walks Farm House cements itself as an idyllic and rarely

paralleled home in which to carve out a truly fulfilling next chapter of your story.

Beyond the front door, the warm embrace of this home is immediately evident, with pamment tiled floors, exposed timbers and quintessential carpentry showcased at every turn.

A selection of splendid receptions include the dining room and sitting room, both with extraordinary fireplaces. The classic farmhouse kitchen, with space for a breakfast table, makes for a timeless family space to look forward to returning to each day, or indeed to welcome guests with a homely embrace. A large study/ snug and ground floor shower room provide all important versatility and functionality to the ground floor.







The first floor is home to three generously proportioned bedrooms, each with every bit as much character as found in the receptions, with original timber flooring and exposed beams on full display. Generous ceiling heights are filled with reams of natural light via windows adorned with lovely countryside views. A large family bathroom serves these bedrooms whilst one also benefits from an en-suite WC.



The accommodation continues to sprawl up to the second floor, where no less than three further double bedrooms can be found, boasting all the charm of being set amongst the eaves with fully vaulted ceilings.

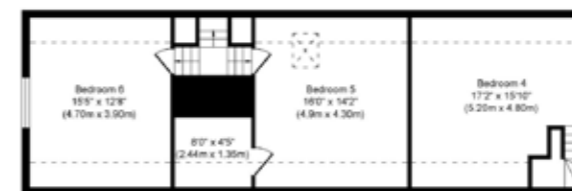


Naturally a noteworthy feature of this home is the enviable plot in which it sits; eight acres (STMS) of grounds boast an array of formal gardens and sprawling sun terraces to enjoy long summer evenings with friends and family.

The further grounds on the other side of the country lane showcase two well-defined paddocks with a central field shelter and water supply.

Elsewhere, the grounds provide the space for an array of outbuildings; including two large garages with adjoining store, and a full run of stables with tack room alongside the spacious hard standing.





Second Floor
Approximate Floor Area
789 sq. ft
(73.30 sq. m)



First Floor
Approximate Floor Area
1133 sq. ft
(105.25 sq. m)



Ground Floor
Approximate Floor Area
1655 sq. ft
(153.75 sq. m)



Cellar
Approximate Floor Area
210 sq. ft
(19.50 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ALL THE REASONS



Ashwellthorpe

IN NORFOLK
IS THE PLACE TO CALL HOME



Ashwellthorpe is a picturesque village nestled in the heart of Norfolk. This charming village offers a serene and idyllic escape from the hustle and bustle of modern city living. Ashwellthorpe is situated approximately 11 miles south of the historic city of Norwich, making it accessible while still maintaining its rural charm.

One of the most striking features of Ashwellthorpe is its stunning natural beauty. The village is surrounded by rolling countryside, lush green fields, and meandering country lanes.

Wicklewood Primary School is approximately 7 miles away and is rated outstanding in the Ofsted report and both Wymondham College and Wymondham High are also nearby.

For those seeking a taste of local culture and history, the nearby town of Wymondham offers a range of amenities, including shops, restaurants, and historical attractions such

as Wymondham Abbey and the Mid-Norfolk Railway.

Alongside excellent facilities such as a Waitrose supermarket and an array of boutique shops, cafés, pubs and restaurants, Wymondham offers direct train links to Norwich, Cambridge and London, Kings Cross, making it ideal for commuting.

11 miles away the city of Norwich has been home to writers, radicals and fiercely independent spirits for over a thousand years, and today continues in its legacy as an enclave of culture and creativity. Its perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies.

For those seeking a tranquil and rural lifestyle, whilst still enjoying the convenience of easy access to amenities, Ashwellthorpe offers the best of both.



Note from Sowerbys



Countryside Views

“Naturally a noteworthy feature of this home is the enviable plot in which it sits...”

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SERVICES CONNECTED

Mains water and electricity. Drainage via cesspit. Heating via oil fired central heating.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Freehold.

LOCATION

What3words: ///endearing.version.business

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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