



THE STORY OF

Crow Green Farmhouse

Long Stratton, Norfolk

SOWERBYS



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Crow Green Farmhouse

Long Stratton, Norfolk
NR15 2UZ

●
Countryside Location

Extensive Accommodation

Abundance of Character

Well-Fitted Kitchen/Breakfast Room and Pantry

Sitting Room, Snug and Playroom

Spacious First Floor

Five Main Bedrooms with Potential
for Ground Floor Bedroom

Superb Attic Conversion

Range of Traditional Outbuildings with Consent
Granted For Conversion to a Dwelling

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“I love watching the sunrise behind the woods from the kitchen window.”

A wonderful Grade II listed farmhouse, Crow Green Farmhouse offers an abundance of character within. It's been a much loved home for our sellers, who have sympathetically renovated it to a high standard.

Set down a long shared driveway, the house stands proud. The accommodation is well-proportioned and the kitchen/breakfast room is a great focal point of this home. Its traditional farmhouse style, exposed timbers and pamment floors give a great sense of warmth and character. With plenty of room for a large table, it's a superb place entertain as well as a practical space to cook in. Underfloor heating here adds a

lovely heat to the room and, powered by a ground source heating system, it's both green and cost-efficient. A useful and well appointed walk-in pantry is perfect for storing dry goods and a separate utility room adds further practicality.

At the very heart of the house is a comfortable snug, flooded with natural light and with a fireplace with wood-burning stove as a focal point. In addition, a dual aspect sitting room offers a modern twist in décor. A further reception room is on offer and is currently used as a children's playroom, but would also make an ideal ground floor bedroom.







The first floor can be accessed via two staircases. Four well-appointed and good-sized bedrooms are full of character and take in lovely views of the surrounding countryside. One has the benefit of an en-suite cloakroom, and there's a separate well-fitted modern family bath and shower room. Above one of the bedrooms there is a quirky and useful mezzanine floor.



“We’ve enjoyed hosting big family Christmases, and there’s plenty of room for everyone to stay over.”



The top floor attic space offers a further bedroom, bathroom, and a large landing, currently used as a study space with great views.



The setting is lovely and provides a great sense of being in the countryside, whilst not being too far from excellent amenities.

The grounds extend to approximately half an acre (STMS). Mainly laid to lawn, there's a wide variety of mature planting, specimen trees and boundary hedging. A large walnut tree provides our sellers with a year's supply of walnuts each autumn, whilst a selection of established fruit trees provide pears, apples, plums, greengages and cherries - as well as a delightful display of blossom in springtime. Just off the kitchen, a terrace is perfect for entertaining.

The traditional barns offer a variety of uses. The party barn is perfect for games and entertaining, whilst another has the benefit of planning consent for conversion to a dwelling and would make a perfect annexe or holiday let, subject to any relevant consents.

On the doorstep is the wonderful Goodies farm shop and restaurant and, just a short walk away via a footpath from the house, Tyrells Wood is waiting to be explored!



“We’ve loved the nature here: the woods and the wild animals that roam over the fields, riverside picnics at Smockhill Common and summer swims at Shotesham Ford.”





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

Long Stratton

IN NORFOLK
IS THE PLACE TO CALL HOME



The thriving village of Long Stratton is located within the beautiful south Norfolk countryside between Diss and Norwich and benefits from a range of

day to day amenities, including shopping, supermarket, a leisure centre, GP surgery, and village hall. There are good schools within the village as well as excellent access to private schools. There are numerous walks and bridleways, and Boudicca Way, named after the Iceni warrior queen, passes nearby, providing a 36 mile walking route through south Norfolk countryside, linking Norwich and Diss. Just 12 miles south of the city, Long Stratton is perfectly placed for commuting, whether it's into Norwich, or south to Cambridge and London.

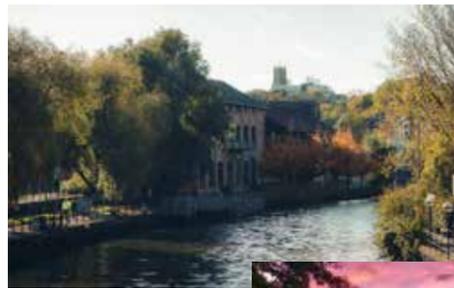
The historic city of Norwich has everything you would desire of a vibrant regional capital. Its perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts

culture. Strolling through the historic cobbled streets of Elm Hill, whatever the season, the Tudor architecture retains its character and beauty. Laced with merchant's houses, thatching, individual homes, speciality shops and small cafes, you'll be led toward the 1,000-year-old Norwich Cathedral.

To the west of the city the University of East Anglia is a remarkable example of brutalist architecture, and the campus is also home to the Sainsbury centre, a permanent collection of modern and ethnographic art, gifted by the Sainsbury family. There are also a number of sought after schools and colleges.

It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies. When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK destinations, as well as direct to Amsterdam.

This is a city that reveals itself the longer you stay - a city to fall in love with - a city to be a part of.



Note from the Vendor



The party barn

“The outbuildings have been great in enabling us to undertake lots of different hobbies, host garden parties and give free storage to friends and family...”

THE VENDOR



SERVICES CONNECTED

Mains electricity and water. Private drainage. Ground source heating system throughout entire house, with underfloor heating in the kitchen.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

F. Ref:- 9438-5040-6257-4733-2930

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///sharp.panics.liberated

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