



THE STORY OF

# Old Farm House

*Crostwight, Norfolk*

**SOWERBYS**





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# Old Farm House

Crostwight, Norfolk  
NR28 9PA

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Charming Period Home

Impressive Sitting Room

Well-Fitted Kitchen Breakfast Room

Utility and Cloakroom

Four Bedrooms

En-Suite and Family Bathroom

Minstrels Gallery

Double Garage and Garden Store

Beautiful Established Garden

Most Popular Location

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Tucked peacefully within an exclusive and highly coveted collection of properties, Old Farm House offers an elegant and inviting façade and a characterful interior.

Upon entering, the scene is set by the fine flagstone floors of the entrance hall. The sitting room impresses with its exceptional ceiling heights, abundant natural light, and a tranquil ambiance. A central period fireplace, complete with a wood-burning stove, creates the perfect setting for cosy winter evenings. Adding to its allure, the room features a minstrel's gallery above.

The modern, well-appointed kitchen is ideally suited for both cooking and entertaining, complemented by a utility room and a separate cloakroom.

Upstairs, the first floor hosts a bedroom with a contemporary en suite bathroom, currently serving as a sitting room, with access to the minstrel's gallery overlooking the grand sitting area below.

The top floor offers three well-appointed bedrooms and a family bathroom.

Outside, the landscaped garden to the rear exudes the charm of a quintessential country cottage garden. A sun terrace provides a serene spot to relax and enjoy views of the mature shrub borders, sweeping lawn, brick-paved side terrace, and a convenient garden store. At the rear of the garden, a double garage with parking completes this delightful property.

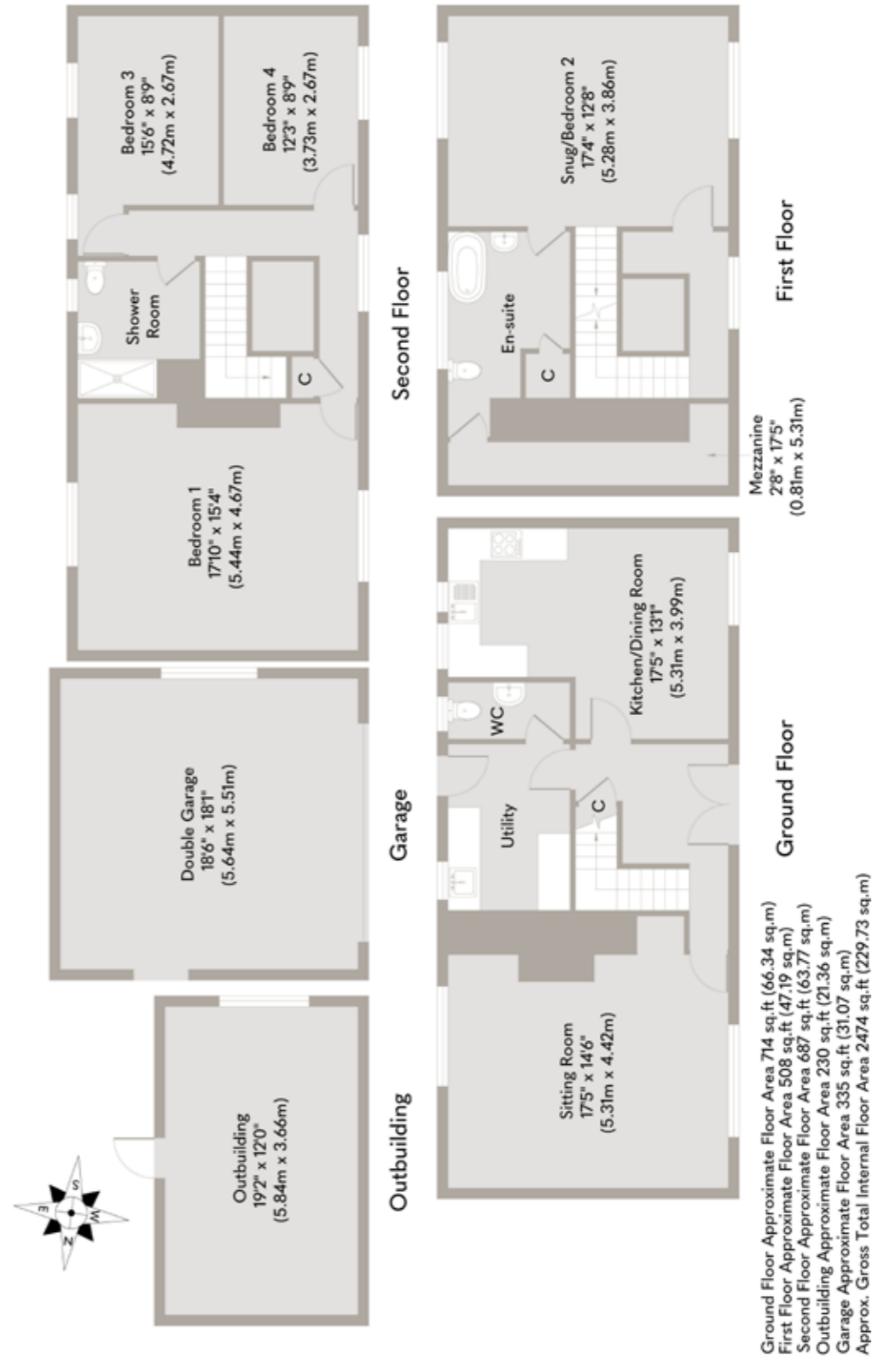




Interestingly, the original Crosswight Hall belonged to the first Prime Minister of Great Britain, Robert Walpole who acquired the property in 1720.







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.  
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# Crostwight

HISTORIC CHARM, SCENIC TRAILS,  
AND PEACEFUL COUNTRYSIDE

The small rural village of Crostwight is located approximately 13.5 miles southeast of Cromer. Known for its peaceful environment, traditional flintstone cottages, and beautiful landscapes types of the Norfolk countryside.

Crostwight is well-connected by road, with the A149 offering easy access to North Walsham and the North Norfolk coastline.

Steeped in history, Crostwight boasts a rich heritage. The village church, All Saints, is a notable feature thought to date back to the 14th century and restored in 1911. The surrounding countryside is dotted with charming period properties, adding to the village's timeless appeal.

The village is surrounded by lush green fields and woodlands perfect for walking, cycling and bird watching. Nearby Bacton Woods offers extensive trails and picnic spots, making it a popular destination for family outings and outdoor adventures.



## Note from the Vendor



“Locally we have loved the neighbouring heath with its variety of wildlife and birds.”



### SERVICES CONNECTED

Mains water and electricity. Heating via LPG tank. Communal private drainage.

### COUNCIL TAX

Band to be confirmed.

### ENERGY EFFICIENCY RATING

F. Ref:- 4039-0921-7000-0043-9226

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: ///reflected.zapped.lion

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# SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

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 St Martins  
more than a home  
for the homeless

 mind  
Norfolk and  
Waveney

 Cancer  
Charity  
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Air Ambulance

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