



Newcroft
Brisley | Norfolk | NR20 5LH

A QUIET HAVEN



Centrally located in the sought-after north Norfolk village of Brisley, this superb family home is beautifully presented throughout. Newcroft boasts five generously proportioned bedrooms on the first floor (two with en suites) and a family bathroom, while downstairs the living accommodation comprises a spacious kitchen/breakfast room with adjoining garden room, a large sitting room (with wood burner), a further reception room, a study and a utility room. In addition, there is a conservatory with access through to the attached double garage. The gardens extend to approximately 0.4 acres (sts), the front garden with a shingled driveway allows ample off-street parking and leads to a double garage, while the substantial landscaped rear garden offers multiple areas for entertaining, a pergola and a timber-built summerhouse.







- Immaculate and attractive family home in the pretty and sought after village of Brisley
- Five Bedrooms, Three Bathrooms and Four Reception Rooms
- Wonderful space and light throughout
- Attractive landscaped gardens front and rear, extending to 0.4 acre STS
- Double Garage with remote controlled roll-up doors and ample off-street parking for several cars
- Considerable refurbishment carried out by the current owners
- UPVC windows throughout
- Total accommodation extends to 2670 sq.ft
- Open fields to the rear of the property
- Energy Rating D
- "Great British Pub of the Year", The Brisley Bell on your doorstep

Space and calm

The existing owners told us they have lived at Newcroft for almost 11 years. "Back in 2012 we were looking for somewhere quiet, in a village location with nearby walks and a pub - Brisley filled all those requirements. We also needed space and Newcroft is a very spacious house, set back from the road and with a large area at the rear. All in all a plot about 0.4 acre."

When asked what sets their home apart, the owners replied, "There are so many pleasant features at Newcroft. It's light and airy with a spacious lounge and garden room, a spacious master bedroom and guest room, both with en-suites. There are three other bedrooms (the two single bedrooms both currently functioning as offices), a cosy second sitting room/snug, that can be used as a dining room for dinner parties."

"The spacious ground floor study currently functions as a library. Our home has an attractive front garden with ornamental trees and the rear garden is very private and has open countryside beyond. During the time we have been here we have carried out many improvements to the property - both to the house and the garden."

When asked about their favourite spaces at the property, the owners said "Our most lived-in room is the Garden Room. As its name suggests, it has great views of the rear garden and is the room the whole family enjoys being in when they visit. My personal favourite is the lounge - a 'sanctuary' when my husband is watching football in the Garden Room."

"The dining area of our kitchen/breakfast room accommodates a farmhouse style table large enough for 6 or 7 people to gather around for an informal meal while still allowing the 'cook' to engage in the conversation. We have recently turned the dining room into a 'snug'. This works much better for us. It enjoys good light and the benefit of sunshine in the afternoon so it's a cosy place to sit and read quietly summer or winter."



A Garden Transformed

"When we first came to Newcroft the garden was mostly lawn to the right of the pergola and the left side was a mish-mash of old sheds, raised beds and bits of old fencing that created a dark, damp area that was very depressing. We removed all of that to open up the space and let in the daylight. The whole rear garden was so very different to what you see now - a landscaped and fully stocked mature garden with areas for family gatherings, outside dining, barbecues, etc. and also utility things like drying laundry."

"There was originally very little 'planting'. We have introduced a variety of annually flowering plants loved by bees and also have apple trees, roses, firethorn, forsythia, buddleia and other flowering trees & shrubs at the top of the garden, where we also allow plants such as fox gloves, forget-me-not, grape hyacinth, wild garlic, etc. to grow more or less as they please."

"We block paved the area beneath the pergola, creating a walkway to the far end of the garden, where there's a cool shady area - a perfect place to sit and sip a cold drink on a hot summer's afternoon. I think the pergola is the main feature of our garden, especially at this time of year when the wisteria is in full bloom and you can hear the bees busy in the canopy of flowers. It is beautiful and the fragrance is wonderful."

"The garden also features a Summerhouse in the far right corner, positioned to face the direction of the setting sun in summer - we added a little patio in front of it so that we could enjoy the last of the sunshine on Summer evenings."

"There are many things about Newcroft that we will miss - the peace and tranquility of our garden, being able to hear the birds and bees without the noise of traffic in the background, the magnificent wisteria blooming along the pergola in May and the many shrubs/trees that we have planted that we will not see reach their maturity."

"It has been a pleasure and a privilege to live here at Newcroft and we will both be very sorry to leave. Having spent the last ten years improving the house and garden we now find that they are too large for us; our needs have changed and it's now time for us to find a home with a smaller garden. We have so many happy memories and hope that whoever makes Newcroft their home next will enjoy the same things we have and continue to nurture the gardens and the wildlife, as we have."

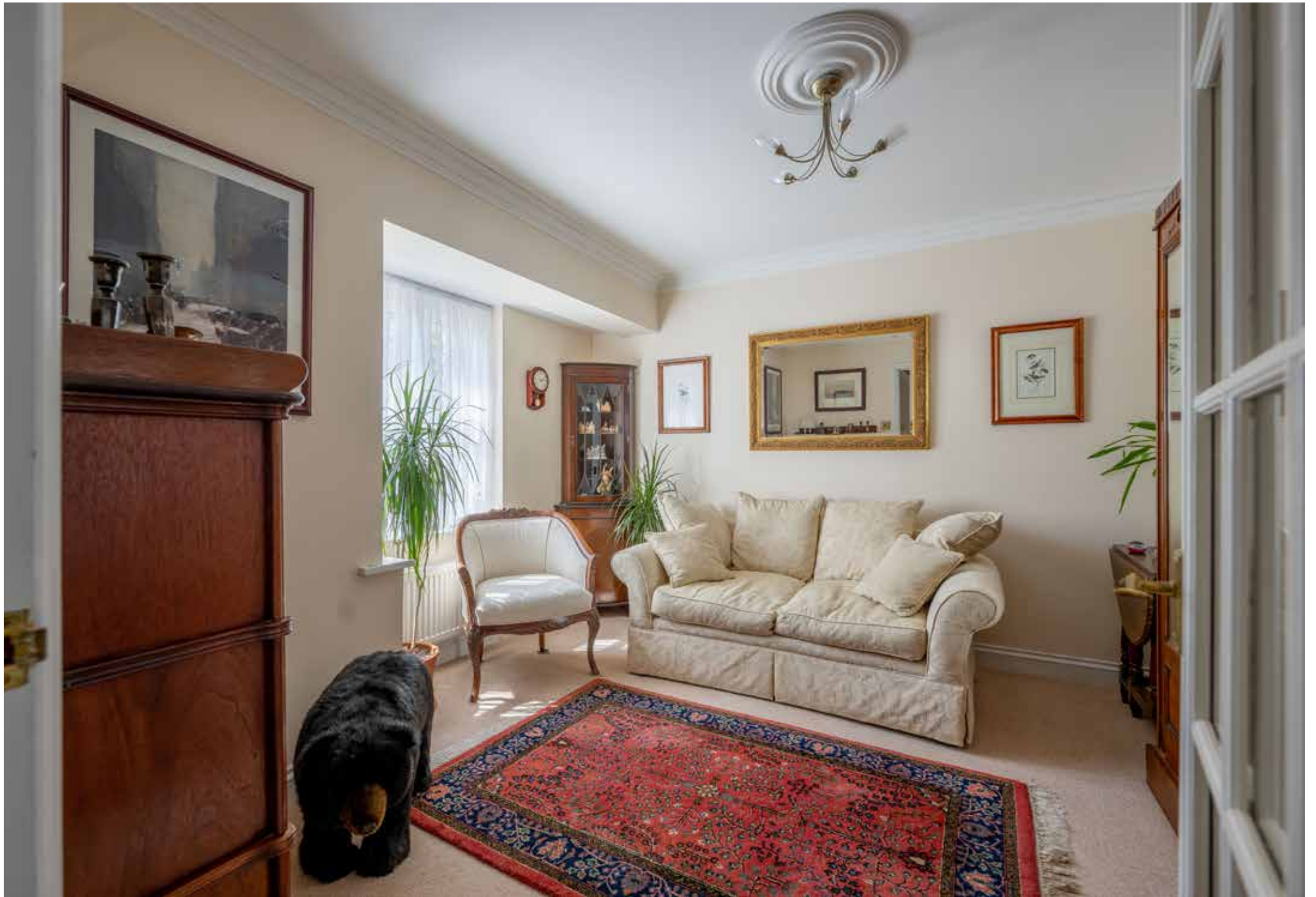
A Picturesque Village

"Brisley is a quiet village. It doesn't have shops or a post office but these can be found in the nearby villages of North Elmham and Mileham. Brisley's crowning glory is The Bell - now one of Norfolk's best pubs and dining experiences. The Old Dairy (nearby) is a very pleasant place to go for breakfast or lunch during the week or even just coffee and cake. Brisley also has a Village Hall and a very active committee who organise many events and other activities for villagers."

"There are pleasant walks from Newcroft. I have especially enjoyed walking my dog around the field a little way down the street. It is really lovely to have so much open land to enjoy so close to home."











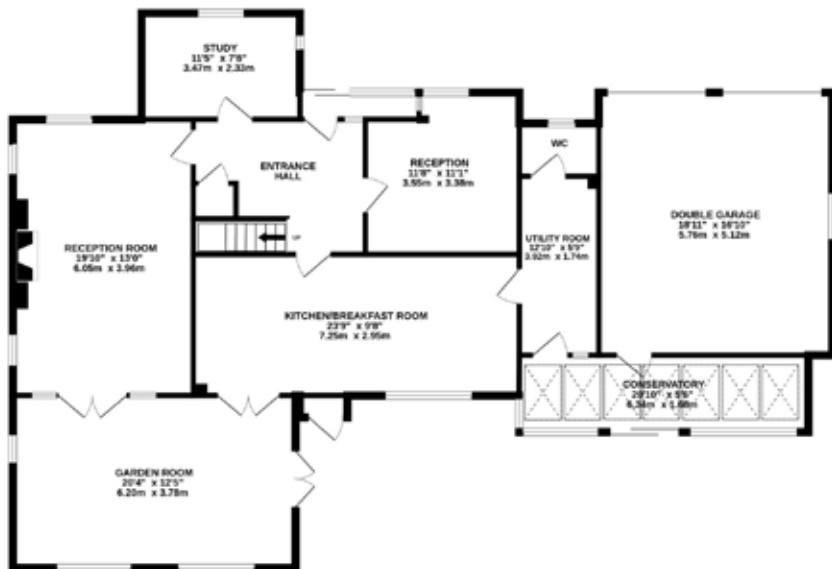








GROUND FLOOR
1615 sq.ft. (150.0 sq.m.) approx.



1ST FLOOR
1055 sq.ft. (98.0 sq.m.) approx.



TOTAL FLOOR AREA : 2670 sq.ft. (248.0 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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On Your Doorstep...

Located near the junction of the B1146 and B1145, Brisley is a pretty village approximately equidistant from the nearby market towns of Fakenham and Dereham and around twenty miles north/west of Norwich.

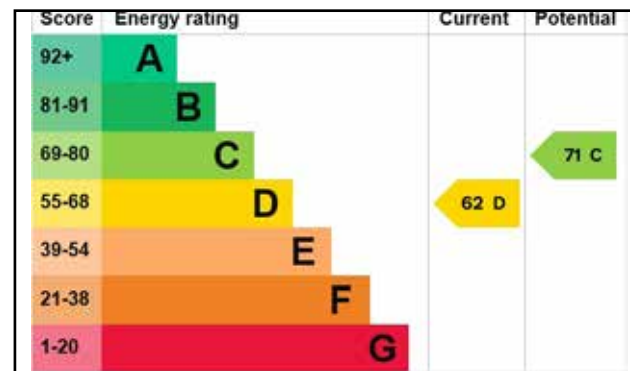
Fakenham has a weekly market, a garden centre, an assortment of banks and shops including two town centre supermarkets and two others on the outskirts of the town. Dereham boasts many sport and leisure activities including Dereham Leisure Centre, which incorporates a full gymnasium, modern pool and indoor bowls. There is also a friendly and sociable golf club located off the well-regarded Quebec Road. There are regular bus services from Dereham to all the nearby towns and villages, together with a fantastic route into Norwich City centre.

Services and District Council

OFCH, Mains Electricity and Water, Septic Tank
 Breckland District Council
 Council Tax Band E

Tenure

Freehold



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