



Manor Farm Cottages
Horningtoft | Norfolk | NR20 5EE

BEAUTIFUL RURAL LOCATION



On the outskirts of the sought-after village of Horningtoft and standing on a plot of approximately half an acre (STS), this stunning Norfolk red brick family home is surrounded by wonderful grassy meadows and natural woods.

Formed from the combination of a pair of farm workers cottages, the living space comprises four bedrooms (the master with an en-suite) and a family bathroom on the first floor, while downstairs there is a large entrance hall providing access to the kitchen/diner and living room, a dining room, garden room and utility room.

Outside there is a range of outbuildings including a timber-built pavilion/workshop with loft storage above, and a garage with adjacent carport. Access to the property is via a gate to a shingled drive with off-street parking for multiple vehicles. An amazing home in an idyllic location.



KEY FEATURES

- Detached Four Bedroom Family Home located in a pretty North Norfolk Village
- Inviting Entrance Hall, Living Room and Dining Room all with Wood Burners
- Kitchen/Diner leading to a Utility Room
- Four Bedrooms on the first floor (one with en-suite) and Family Bathroom
- Manicured Gardens with Patio area, Timber built Workshop, Open Cart Lodge and Garage with Summer House behind
- Parking for several cars
- Rural location with Field views
- Total Accommodation extends to 2201sq.ft
- Energy Rating E

An Outstanding Home

"The dream started eight years ago when we turned onto the road leading to the house which is lined with mature trees forming a canopy over you as you travel to the property," the present owners said. "As soon as we drew up on the in/out driveway, we felt at home!"

The property was originally two farm workers cottages built around 1900, which were made into one dwelling around 1990. Most of the internal doors are original and the bedrooms still have the lovely, detailed fireplaces along with stunning picture windows which fill the rooms with light and offer great views of the surrounding countryside.

The owners have made a host of improvements to the property during their tenure. "At the time of purchase, there were many large trees surrounding the house which restricted the light in the house. Most were Ash and diseased, so we had them professionally removed which gave a wonderful open feeling to the house and garden, revealing the beautiful surrounding views. We opened up the fireplace in the dining room which has brought character and warmth to the room. Eating with the fire crackling away in the room is delightful. We updated the central heating system and fireplace surrounds to improve efficiency and provide attractive focal points in the hall and living room. We also added porches front and back to improve the entrances and the practicality of getting wet clothing and muddy boots off without entering the main house, also helps deal with wet and muddy spaniels! Lastly, we added a cart shed and garage, the cart shed provides an easy place to park the car out of the elements and we currently use the garage as a workshop."





KEY FEATURES

Both the living room and dining room are warm and inviting rooms to entertain in. Christmas is particularly special with the heat from flames of the fires in both rooms dancing away in the background, giving a particularly special ambience to the occasion.

Asked what sets their property apart, the owners replied, "The veranda faces south and is a lovely place to start the day and have an early morning coffee. The grounds are a joy; always bathed in sun but with shaded areas to find if needed. There are many places to sit which offer differing viewpoints of such a lovely, peaceful area of the wonderful Norfolk countryside. Seeing the sun rise over the ancient wood and set over the farm from the many different parts of the garden while surrounded by the sights and sounds of nature is really special."

"We will miss our very warm and comfortable home with its wood-burning fires and easy layout along with an ideal garden to relax and enjoy the wildlife and tranquillity of such a wonderful location. Close to all amenities but rural enough for a lovely, peaceful life."

The Grounds

The land covers just over half an acre with a couple of useful outbuildings. The old brick building provides useful storage and has had some initial plans drawn up to improve this building should a new owner wish to pursue this further. The large wooden outbuilding has an insulated room with an electricity supply and its own Wi-Fi feed built in, which could be used as a sizeable office. The back half of the building is used to garage the lawn tractor and for storage.

"We have had many barbecues in the garden with friends. There are many areas to sit, dine, take in the tranquillity and stunning countryside. Noise, music and laughter are not a problem here with only the wildlife to complain!"

"We have two varieties of plum and an apple tree which provide lots of fruit to eat, whether fresh off the tree or in a lovely homemade pie! The wildlife is a joy to watch, from deer, muntjac, hares and foxes in the fields, to a vast array of birds including owls, buzzards and kestrels flying close by. Pheasants, woodpeckers, kingfishers and many smaller birds such as thrush, blackbirds, sparrows, blue tits, wagtails, robins and wrens are all frequent visitors to the garden, some nesting in bird boxes and in our surrounding hedgerow."

























INFORMATION



Village Life

When you emerge from the woods, you are greeted with a striking wide-open vista of stunning Norfolk sky and countryside. Gately is a little further along the road and, not far away, there is a cycle route and some lovely walks to be taken on various byways and common land. The ancient wood across the road from us is part of the surrounding farm and has SSSI protected status. Twenty minutes from the coast, around ten minutes from Fakenham and Dereham, thirty minutes to King's Lynn and not much longer to Norwich – ideal really. This, along with the many beautiful villages, stately homes, churches, castles, ruins and nature reserves not far away such as Castle Acre, Great Massingham, Walsingham, Pensthorpe and Sculthorpe Moor make this an ideal location to live. Oh, let's not forget, there are some wonderful places to eat and drink nearby, such as The Brisley Bell, The Railway Inn at North Elmham and Sculthorpe Mill.

The Brisley Bell was recently voted the best pub garden in the county (Great British Pub Awards 2021). The Litcham Bull Inn, a traditional English pub, is under three miles away and is also well known for its great food. A peaceful and friendly village, Horningtoft has a strong community spirit – the local church, St Edmund, playing a large part in this with organised events such as quiz nights. When the amenities provided by a town are required, both Fakenham and Dereham offer a range of pubs, bars, shops, supermarkets and GPs surgeries.

Directions - Please Scan The QR Code Below

What Three Words Location

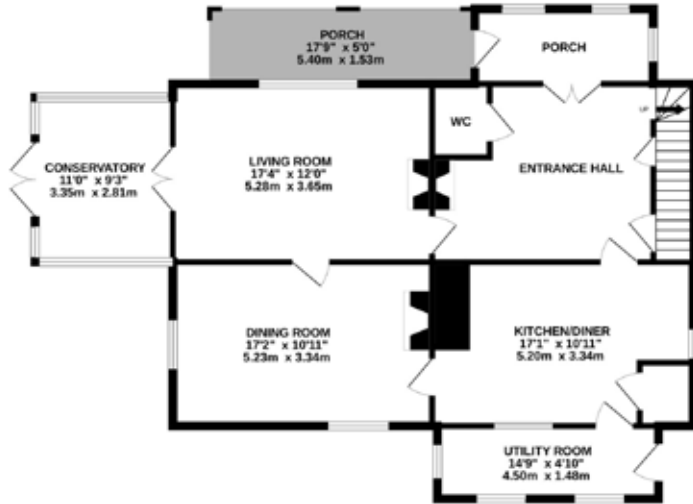
Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [///completed.duty.homelands](https://www.compleated.duty.homelands)

Services, District Council

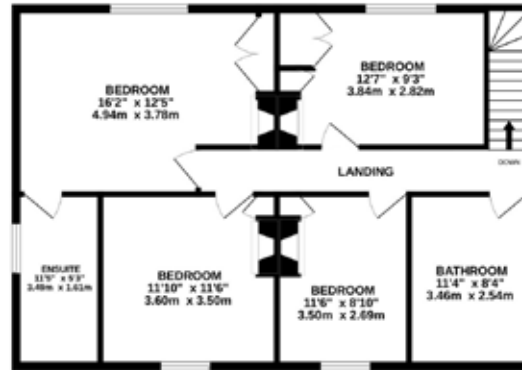
Solid Fuel Heating, Private Water Supply and Septic Tank
Breckland District Council - Tax Band B
Freehold



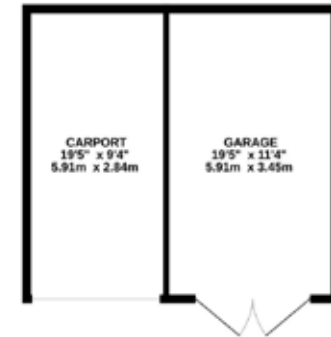
GROUND FLOOR
999 sq.ft. (92.6 sq.m.) approx.



1ST FLOOR
802 sq.ft. (74.5 sq.m.) approx.



CARPORT / GARAGE
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 2201 sq.ft. (204.5 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



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