



The Gatehouse
Briningham | Norfolk | NR24 2NP

RURAL BLISS



With a setting outside the peaceful villages of Gunthorpe and Brinningham, this former Victorian Railway Crossing Gatehouse served as part of the old Midland & Great Northern railway line for around seventy-five years until its closure in 1959. The Gatehouse is located on its own with no immediate neighbours and benefits from far reaching rural views. Currently laid out to facilitate multi-generational living accommodation, this single-storey property offers four bedrooms, a spacious lounge/diner, a kitchen/diner, study (or potential fifth bedroom) and a garden room. Within the garden of approximately 0.494 acres there is a very large summerhouse.







- Rural setting with views over Farmland/Countryside
- Packed with history complete with Station Master's House
- Set on a Plot approaching ½ acre (0.45 STMS)
- Four Bedrooms, Open Plan Sitting Room and Diner with Log Burner
- Outbuildings and Off Road Parking
- Total Accommodation extends to 1596sq.ft

A Unique Opportunity

"The immediate attraction for us was and still is the panoramic views when you first arrive which are available from three sides of the property," the present owners replied when asked what drew them to The Gatehouse. "We have lived here for four years and loved it. The original signal box is an attractive feature for all railway enthusiasts and everyone in surrounding villages knows the property well when we are asked where we live!" Originally known as 16 Gunthorpe, The Gatehouse was a former Victorian railway crossing gatehouse which served for around seventy-five years as part of the old Midland & Great Northern railway line. "We have aerial photos of the property from 1965, 1980 and 2020 which show how the building and land around it has changed over time!" the owners said.

The current owners have carried out a considerable number of improvements to the property during their time there, including demolishing an internal wall to create a larger and lighter sitting room/dining area, electrical work, improvements to the kitchen and replacing many of the bathroom and lavatory fixtures, not to mention the complete redecoration of the interior and repainting of the exterior too.

With four bedrooms and the potential for using the study for a fifth, the layout of the property offers so much flexibility in its use, perhaps creating space for an elderly relative to co-habit. And when asked about their favourite spaces in the property, the owners replied, "The Sunset Room as we call it – which is the little room facing west, because you can see the wonderful large Norfolk skies with the beautiful Disney-like sunsets!"



Stunning Gardens

Outside there is a good-sized plot extending to approaching half an acre with ample car parking and gardens with mature and established planting. "We dug a new pond last year, so it's in its early days, with a waterfall and planted with water lilies, buttercups and irises," the owners said. "And the garden has been fully dog proofed. There are many buzzards to be seen and kestrels like to sit on our fencing. We also have many goldfinches visiting, and a wren likes our garage! Along with the wildlife, it's never a dull moment here with the farmers tending their fields and the odd tractor rally passing our gates." The large summerhouse in the grounds was originally used as tea rooms. "It was open to the public, and electricity and water service are connected along with an outside working lavatory which was originally for the use of customers."

Unequalled Location

"The post code is unique to The Gatehouse – nobody else has the same post code as us!" the present owners exclaimed. Within a sought-after and unspoilt rural area of North with stunning views across the Glaven Valley, the property sits outside the villages of Gunthorpe and Briningham. It is within easy driving distance of Melton Constable where shops are on hand for most day-to-day needs including an excellent butcher. "The fact that we have no neighbours is a delight to us – we have never been troubled with unwanted visitors," the owners said, although adding, "We have found the people of Gunthorpe to be very friendly, often helping me find my runaway dog!" With regards to public transport, there are convenient bus routes to the nearby towns of Holt and Fakenham, both offering supermarkets and a range of amenities, and the Georgian town of Holt known in particular for some of the best shopping facilities to be found in the area with a good choice of delicatessens, cafés, restaurants, gift shops and art galleries. The celebrated beaches of the North Norfolk Coast, most of which is classified as an area of outstanding natural beauty, are within easy driving distance with Blakeney at approximately ten miles by road. The Cathedral City of Norwich which is approximately twenty-three miles by car offers a main line station to London Liverpool Street and an airport with domestic and international flights.









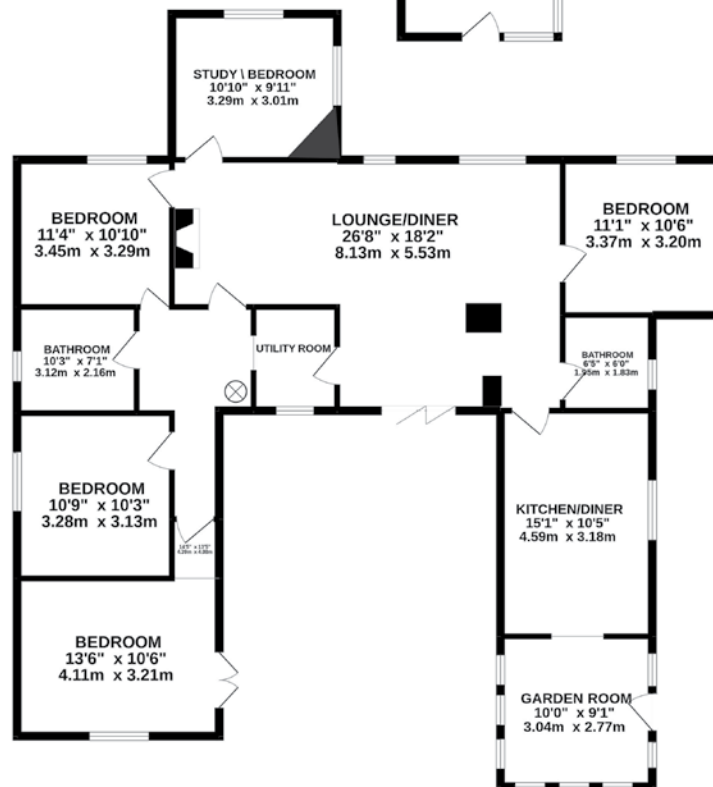
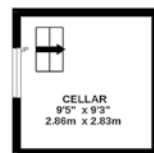






BASEMENT
87 sq.ft. (8.1 sq.m.) approx.

GROUND FLOOR
1509 sq.ft. (140.2 sq.m.) approx.



TOTAL FLOOR AREA: 1596 sq.ft. (148.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metropix ©2022



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. * These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed





On Your Doorstep...

Melton Constable is a North Norfolk village with a post office, doctor's surgery and a local butchers shop. It is located within 2.5 miles of Thormage, and 2.8 to Hunworth where you can find the Hunworth Bell pub serving delicious food.

How Far Is It To?...

Holt is only 5 miles North which has shops, schooling and leisure facilities and is renowned for Gresham School which takes boys and girls through pre prep to age 18. Following on the A148 road it will take you on a short journey to the North Norfolk coastlines. Fakenham is 8 miles away offering amenities of shopping, pubs, Library and supermarkets.

Services

LPG Heating, Mains - Water & Septic Tank

North Norfolk District Council - Band D

The Property is Freehold



Fine & Country Fakenham Office
1 Bridge Street, Fakenham
01328 854190

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		55 D
39-54	E		
21-38	F	30 F	
1-20	G		

FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

Fine & Country Fakenham
1 Bridge Street, Fakenham, Norfolk NR21 9AG
01328 854190 | fakenham@fineandcountry.com

