

SALES & LETTINGS

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Bridge Farm House, Elderton Lane, Antingham, Norfolk, NR28 0NR

Situated in the peaceful, rural hamlet of Antingham, three miles from the bustling market town of North Walsham and approximately five miles to Cromer on the Norfolk coastline, Bridge Farm House is a generous family home sympathetically constructed in 1992, to replicate and incorporate many country style features including exposed timbers, fireplaces and impressive stone work

The property is set back and partially screened from the road by a low stone wall and approached from the side over a shingle driveway providing ample off-road parking and access to a double garage. To the front a lawn garden bordered by matures shrubs extends around the property to an extensive and well-tended rear lawn garden beautifully landscaped to include a sun terrace, mature trees and shrubs, and a walled area of relaxation with raised beds and a greenhouse.





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- DETACHED
- MANY BEAUTIFUL FEATURES
- SEPARATE FAMILY BATHROOM

- SEPARATE ART/STUDIO ROOM
- OFF-ROAD PARKING & DOUBLE GARAGE
- FOUR BEDROOMS, MASTER WITH EN-SUITE

- GARDEN EXTENDING TO AROUND A THIRD OF AN ACRE
- THREE MILES TO MARKET TOWN OF NORTH WALSHAM
- APPROX. FIVE MILES TO THE NORTH NORFOLK COASTLINE

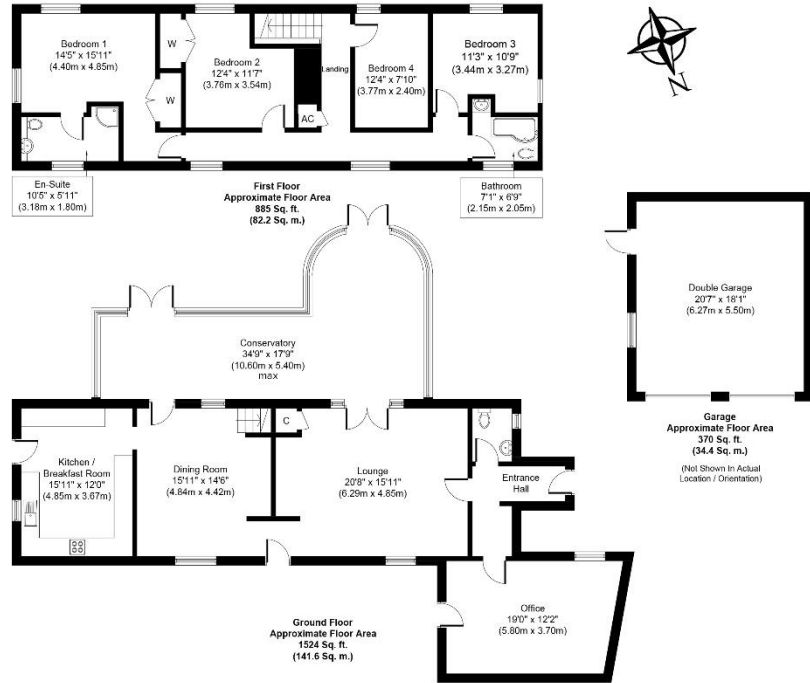
Arranged over two floors, the property provides a generosity of living accommodation for any modern-day family, with four reception rooms, including a broad conservatory with two sets of double doors overlooking and opening out to the rear garden. A family bathroom and four bedrooms, two with built in wardrobes and the master with an en-suite shower room.

Bridge Farm House is further complimented in its proximity to North Walsham with its schooling for all ages, shops, doctor's surgery, weekly town centre market and post office as well as local bus, rail and road links to the capital city of Norwich and the North Norfolk coastline. Antingham is ten minutes drive to Mundesley, part of the Deep History Discovery Coast.





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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; 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.

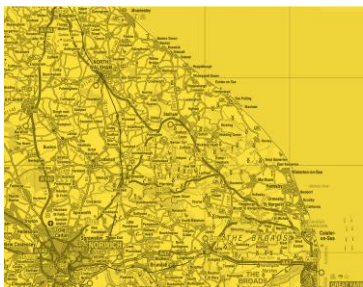
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	69
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





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Second Home Service	Property Cleaning Service	Mortgages	Solicitors	Surveyors	Service Providers	



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