

SALES & LETTINGS

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# Partridge Farm, Crowgate Street, Tunstead, Norfolk, NR12 8RH

Believed to have been built circa the late 1800s, Partridge Farm is a beautifully presented, six-bedroom detached family home with a separate holiday cottage or self-contained annexe, that has been lovingly extended and improved upon over a number of years by the current owners, to create spacious and versatile accommodation with a seamless blend of country charm and character combined with modern convenience.

Located in the rural north Norfolk village of Tunstead, positively removed from the mainstream bustle inspired by the nearby Norfolk Broads capital, yet within easy reach of the bordering villages of Stalham, North Walsham, Coltishall, Wroxham and Hoveton, where local amenities include schooling for all ages, riverside eateries, supermarket, doctor surgery, post office and vets.

Set on a generous plot approaching five acres, Partridge Farm enjoys a secluded setting nestled between a patchwork of fields, rolling countryside, cycle routes and walkways. Set back and screened from the road by a brick wall, the property is approached from the front through a metal gate where a broad pathway is bordered by manicured shrubs. To the side, a shingle driveway provides off-road parking for several vehicles as well as access to the separate cottage, a garage with a W.C and a music room. To the rear, a terrace from the house extends away, as far as the eye can see, to neatly maintained lawn gardens with a pond, trees, solar panels, a vegetable plot and a paddock.







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- PLOT APPROACHING FIVE ACRES
- GARAGE WITH W.C & MUSIC ROOM
- SIX BEDROOMS, TWO WITH EN-SUITES

- AMPLE OFF-ROAD PARKING & GARAGE
- FRINGE OF NORFOLK BROADS CAPITAL
- STUNNING PRESENTATION THROUGHOUT

- SEPARATE ONE BEDROOM HOLIDAY COTTAGE
- DETACHED FAMILY HOME WITH BUSINESS OPPORTUNITY
- APPROX. NINE MILES TO THE COAST AND ELEVEN TO NORWICH

Beautifully presented throughout Partridge Farm is arranged over three floors and affords a generosity of accommodation for any modern-day family. To the ground floor three receptions, including a fabulous garden room with bi-folding doors that open to the rear terrace, is complimented by a kitchen breakfast room with a walk-in pantry and a cellar. To the second floor a broad landing leads to a study or additional bedroom, a Jack and Jill family bathroom and three double bedrooms, two with en-suites, one with a Juliet balcony and the master with a dressing room. Stairs from the landing provide access to the top floor and a study area and two further bedrooms.

The detached cottage has been beautifully converted to provide luxury bright and airy open plan accommodation with a mezzanine floor, and a spacious double bedroom, that overlooks the lounge.

Partridge Farm is further complemented in its central location between the sandy beaches of the Norfolk coastline at Sea Palling and Happisburgh and the capital city of Norwich with its train station, excellent retail therapy, nightlife and extensive historical interest.







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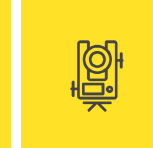


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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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