

SALES & LETTINGS

STOBART  
& HURRELL



STOBART  
& HURRELL

WE BRING PEOPLE AND PROPERTY TOGETHER





STOBART  
& HURRELL

# Coach House, Church Road, Felmingham, Norfolk, NR28 0LQ

Coach House, which dates back to circa 1750, was formerly the Kings Head village public house. It now provides the perfect residential escape to the country in the small North Norfolk hamlet of Felmingham, which is idyllically set between the historic market towns of Aylsham and North Walsham and surrounded by rolling fields and the waterways on the northern fringe of the renown Norfolk Broads. The property is conveniently located close to the village centre where there is a community hall and a circular walk along the Weaver's Way is popular with ramblers and nature lovers. Both North Walsham and Aylsham offers a wide range of amenities including supermarkets and petrol station, shops, schooling for all ages, doctor's surgeries and leisure facilities.

Positioned off Church Road, the property benefits from off-road parking and access to a generous garage and workshop. To the rear, a paved terrace, ideal for alfresco dining, extends away to a neatly maintained lawn garden bordered by mature shrubs and with views towards St Andrew's Church.





- DETACHED
- THREE BEDROOMS
- THREE RECEPTIONS

- CLOSE TO AMENITIES
- ENCLOSED ESTABLISHED REAR GARDEN
- OFF-ROAD PARKING, GARAGE & WORKSHOP

- PERIOD PROPERTY WITH ORIGINAL FEATURES
- LESS THAN THIRTY MINUTES TO COAST AND HISTORIC CITY
- NEIGHBOURING MARKET TOWNS OF AYLSHAM & NORTH WALSHAM

Coach House is well-presented throughout and has maintained many original period features including beams, fireplaces and brick work. The main entrance of the property provides access into a hall where separate internal doors lead into a boot room with an adjoining utility. A further door leads into an inner hallway where there is access to a cellar, a family lounge with feature fireplace, a cloakroom, a kitchen with an adjoining dining room and to the rear of the property, a conservatory that overlooks and opens out to the rear garden. To the first floor, a family bathroom and three bedrooms, the main with a dressing room and en-suite shower room, complete the accommodation.

Life at the property is further complemented in its setting, less than thirty minutes to either the North Norfolk coastline, the Norfolk Broads capital of Wroxham or the county's historic city of Norwich. Nearby the magnificent Blickling Hall, once home to Anne Boleyn, with its stunning garden also supports an unchanged landscape with high hedges and narrow tree-lined lanes.





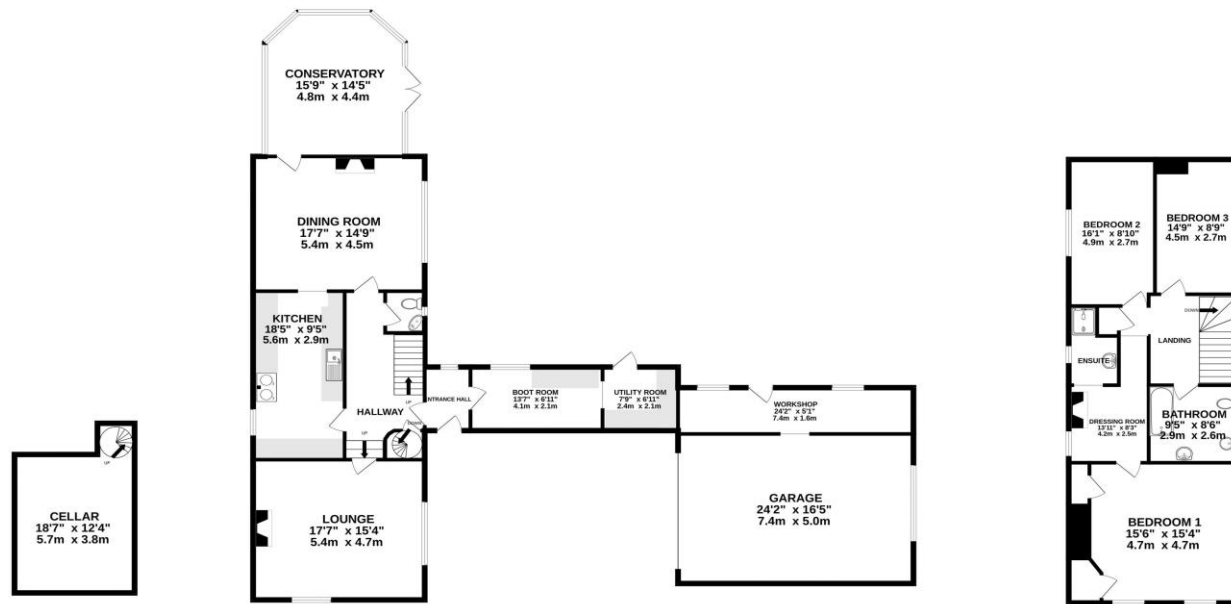
Dawn French  
The Book of David  
Dawn French

STOBART  
& HURRELL

BASEMENT  
200 sq.ft. (18.6 sq.m.) approx.

GROUND FLOOR  
1759 sq.ft. (162.4 sq.m.) approx.

1ST FLOOR  
833 sq.ft. (77.4 sq.m.) approx.



TOTAL FLOOR AREA : 2792 sq.ft. (259.4 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.  
Made with Metropix ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		





Whether selling, buying or letting, there can be plenty to organise. Our range of services and our experience of the local market means we can help or recommend like-minded reputable firms to assist you with your move.

						
Sales	Property Auctions	Lettings	Property Management	Sale/ Rental Valuation	Estate Administration (Probate)	Land & New Homes
						
Second Home Service	Property Cleaning Service	Mortgages	Solicitors	Surveyors	Service Providers	



Come in and meet us, visit us on line or call and speak to one of the team to learn more.

Stobart & Hurrell  
 Unit 3A, Station Business Park, Horning Road West, Hoveton, Norfolk NR12 8QJ

[www.stobarthurrell.co.uk](http://www.stobarthurrell.co.uk)  
[enquiries@stobarthurrell.co.uk](mailto:enquiries@stobarthurrell.co.uk)  
 01603 782 782

