

SALES & LETTINGS

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Heath Farm House, Norwich Road, Little Plumstead, Norfolk, NR13 5JG

Heath Farm House is a stunning period property that has been sympathetically renovated and modernised to the highest of standards with an emphasise of functionality and comfort whilst also preserving the original character and charm of the property. Adjoined to the farmhouse is a self-contained single storey complex currently utilised as an established and successful Airbnb business.

It is located on the fringe of the renowned Norfolk Broads, in the popular hamlet of Little Plumstead where it benefits from easy access to the local amenities that include a restaurant, a village hall, community shop and café and both pre and primary schools. Additional amenities can be found in the nearby villages of Blofield Heath and Rackheath.

Approached through ornate metal gates onto a hard standing driveway, there is ample off-road parking for multiple vehicles. The property sits within a corner of the plot with a generous and private side garden featuring a storage shed, wooden gazebo and paved seating area.





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- PRIVATE LOCATION
- AMPLE OFF-ROAD PARKING
- CLOSE TO LOCAL AMENITIES

- APPROX. EIGHT MILES TO NORWICH
- APPROX. SIXTEEN MILES TO COASTLINE
- STUNNING PRESENTATION THROUGHOUT

- A TOTAL OF ELEVEN BEDROOMS & BATHROOMS
- SEPARATE SELF-CONTAINED AIRBNB ACCOMMODATION
- OVER FOUR THOUSAND SQUARE FEET OF ACCOMMODATION

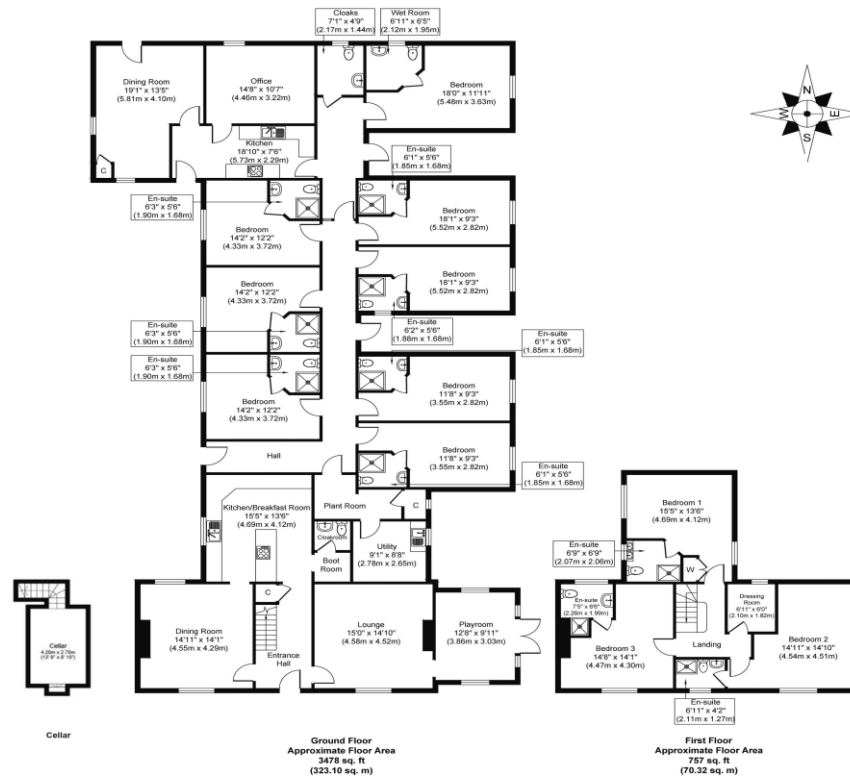
Whether as an ideal family home for multi-generational living, a working from home business or development into separate ventures, subject to the usual planning permissions, Heath Farm House provides a wealth of opportunity and possibilities. The main residence comprises three receptions, a kitchen breakfast room, a cellar and three bedrooms all with en-suites. The separate Airbnb accommodation which is self-contained, comprises eight en-suites bedrooms as well as communal kitchen and lounge facilities.

Heath Farm House is further complimented in its proximity, of approximately eight miles, to the city of Norwich with its excellent shopping outlets, restaurants, entertainment and extensive historical interest. The nearby A47 provides easy access to the sandy shoreline at Great Yarmouth and a short drive provides access to the Broads of Salhouse, Ranworth and Brundall with their associated leisure activities.

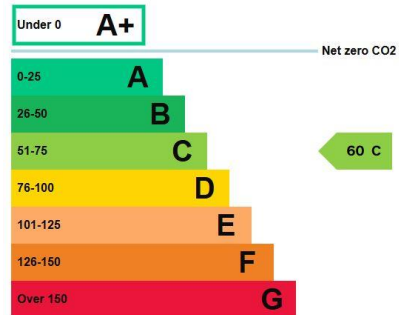




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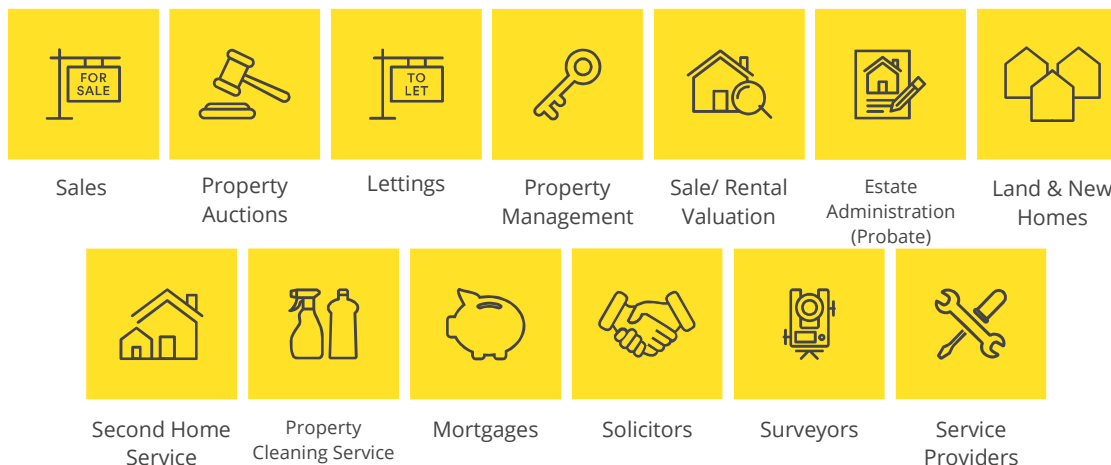


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction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