



THE STORY OF

Church Farmhouse

Bodham, Norfolk

SOWERBYS



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Bodham, Norfolk
NR25 6PS

Handsome Period Farmhouse

Formalised Grounds of Around 1.2 Acres (STMS)

Substantial Ancillary Barns

Hard Surface Tennis Court

Three Formal Receptions

Farmhouse Kitchen with Aga

Magnificent Garden Room

Four/Five Bedrooms and Three Bathrooms

Conveniently Close to Gresham's School and Holt

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Church Farmhouse is a majestic and beguiling country home located in an idyllic, semi-rural setting with rolling countryside all around, yet conveniently close to Gresham's School, the Georgian market town of Holt, and North Norfolk's heritage coastline.

This property comes with a cluster of traditional brick and flint barns that remain with the farmhouse and have not been converted as of yet. This presents a very rare opportunity to purchase a fine country house with the benefit of highly versatile ancillary buildings that could be adapted into a variety of uses. (STPP)

The farmhouse strikes a handsome pose with intricate brick and flint elevations set under a traditional pantile roof. Extending the around 3,800 sq. ft. and set over three floors, this extensive and characterful accommodation is perfectly balanced for family life, whilst formal grounds create a magical environment for the house to enjoy.



The house retains much of its period charm and character, whilst subtly blending modern comforts and versatility. The ground floor features a spacious reception hall, three formal receptions, a delightful farmhouse kitchen with an Aga, and a magnificent garden room. Notably, the formal sitting room spans over 37 ft. in length, with open fireplaces at either end and glorious views over the formal gardens.

The first-floor boasts four principal bedrooms and three bathrooms. The larger of the bedrooms features an opulent en-suite bathroom, whilst two further family-sized bathrooms sufficiently serve the three other bedrooms.

Rising to the second floor, you will find an attic room that is full of character and extends to over 36 ft. in length. A large and highly versatile room, the attic room has served as a dormitory-style bedroom for family gatherings.



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Step outside and Church Farmhouse really starts to impress, with formalised grounds extending to around 1.2 acres (STMS). Predominantly Southwest facing, the formal garden areas are well-established and beautifully landscaped.

Sprawling lawns are flanked by ornate flint walls, whilst waves of colour burst from flowering borders. A selection of specimen trees provides shape and dappled shade, whilst a paved sun terrace sets the perfect scene for outside entertaining.

Beyond the formalised gardens you will find an enclosed hard-surface tennis court along with an attractive, period barn that serves as a pavilion to the tennis court and also a sheltered entertaining space looking out over the gardens.

On the west elevation of the farmhouse, and separated by flint walls is a cluster of traditional barn buildings. This wonderful group of barns extend to around 3,800 sq. ft. of floor space currently over one level and present an opportunity to adapt to suit personal needs and desires.

The barns were granted residential planning along with the workshop back in 1992 under planning reference PF/92/1799, which has since expired. Whilst any efforts to develop the barns into separate residential dwellings would require relevant planning consents, we do feel that they lend themselves well to conversion into two or three properties, or provide extensive ancillary space for the farmhouse, along with garaging and workshops.

Church Farmhouse commands an enviable, semi-rural location with rolling countryside on all sides, yet is highly convenient for Gresham's School, the historical Georgian market town of Holt, and the heritage coastline.



Country House living is personified within this handsome farmhouse and barns.





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. 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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Bodham

A LOVELY VILLAGE WITH A STRONG COMMUNITY

Excellent positioned, Bodham is a north Norfolk village with great local facilities, including a traditional Norfolk village public house and direct bus services into Sheringham and Holt. It has a lovely community feel including local playing fields and a community centre. It features very easy access to Sheringham Country Park with great local walks and views, complemented by the local Weybourne steam train station a short walk away.

Holt is one of the most attractive small towns in Norfolk in an area of outstanding natural beauty. The town existed before the Norman invasion but was destroyed by fire in 1708. It had to be rebuilt and we're very lucky that the timing meant that the Georgian style was used. The main street is lined with colour-washed Georgian buildings, many of architectural importance. There are tea and coffee shops, lots of antique and curio shops, food shops and delicatessens, banks, independent shops and, of course, historic Gresham's School founded in 1555.

The north Norfolk coast at Blakeney is six miles away due north. There is good sailing, golf, bird-watching and many good beaches nearby. The North Norfolk Steam Railway has its terminus on the outskirts of the town and connects Holt with the seaside resort of Sheringham six miles away. The cathedral city of Norwich is just twenty-six miles distant. From Norwich there are direct trains to London Liverpool Street and Norwich Airport is a convenient worldwide gateway via Schiphol Airport.



Note from the Vendor



“Church Farmhouse commands an enviable, semi-rural location with rolling countryside on all sides.”



SERVICES CONNECTED

Mains water and electricity. Oil fired central heating. Drainage via septic tank.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

G. Ref: 0234-6826-1000-0239-8292

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///tokens.rots.fittingly

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SOWERBYS

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