



THE STORY OF

The Old House

Bircham Newton, Norfolk

SOWERBYS



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Bircham Newton, Norfolk
PE31 6QR

Detached Georgian Farmhouse

Separate Two Bedroom Annexe

Five Bedrooms

Four Reception Rooms

Two Attic Rooms

Inglenook Fireplace

Original Exposed Beams

Walled Garden

Grade II Listed

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Apptly named, The Old House perfectly encapsulates all of the understated grandeur that the Georgian period of architecture is known and admired for.

There is an absolute abundance of living and entertaining space within this house, but upon entering, the room that immediately draws you in is the kitchen/dining room; the hub of every home, but no more so than in a farmhouse. With its inglenook fireplace, wide Georgian floorboards and oak beams over, this is a room that has played host to so many family discussions, plans and milestone occasions over the centuries and has a sense that immediately welcomes you with warmth.

At either end of the ground floor are reception rooms, one informal and ideal for cosying up in front of a film, the other more formal and known as 'the music room' with its baby grand piano tucked into the bay window. Whilst the central kitchen/dining room features an Aga, the business section of the kitchen is slightly offset to the rear with access to the cellar on one side and a snug or playroom on the other which was ideal for when the grandchildren were younger so could be kept an eye on. The sizeable, dry cellar with an above average ceiling height, has been a valuable feature for our vendors, offering potential for use as storage or as a workspace.

There are four double bedrooms on the first floor. Three have access to the bathroom and two have access to the dressing room. The dressing room can also be used as an extra bedroom for babies or young children. The fourth bedroom at the other end of the house has an en-suite shower room and access to the front staircase. This makes it ideal for use as a guest bedroom.

On the second floor there are three large and adjoining attic rooms, all with windows, that have served as additional bedroom space, a playroom and for storage.

Running perpendicular to the farmhouse, and in what was originally the stables, the current owners have created a very pretty two bedroom, self-contained annex. This has proven invaluable as it was where they lived whilst refurbishing the main house, it has been ideal as overflow for when all the family visit and for the rest of the time has proven an extremely popular holiday let. The other half of the stables provides a garage, workshop and log shed for the main home. There is plenty of gated off street parking to the front as well as a lawned garden whilst to the rear there is a further enclosed garden and patio immediately off the kitchen dining room.

The Old House has been a much loved home for over 20 years during which it has played host to many family gatherings and special occasions and there is a real sense of happiness throughout this grand old farmhouse.





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The Annexe





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

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Bircham Newton

FRESH BREAD IN THE BEAUTIFUL COUNTRYSIDE



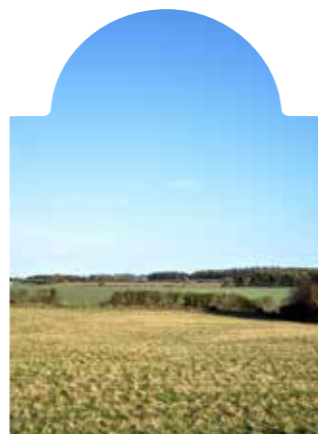
The village of Bircham lies on the border of the Sandringham Estate, about 7 miles from the north Norfolk coast and comprises of three parishes: Great Bircham, Bircham Tofts and Bircham Newton.

Great Bircham has a good farm shop with deli, a church, St Mary's and the Kings Head Hotel with award winning restaurant. There is also a fully restored windmill, considered to be the only working windmill in this part of the county, where visitors can climb five floors up to the fan stage and on windy days, can see the sails and milling machinery turning and admire the view. The mill also has a bakery, tea room, gift shop, small children's farm and cycle hire centre.

Bircham Newton has a small, private trout fishing lake and the Church of All Saints, one of the smallest in the county, with no porch, few windows and Victorian box pews. Nelson's daughter Horatia married Philip Ward, who was the rector and brought up a large family at Church Farm.

Bircham Tofts is recorded in the Domesday book as Stoftstan, referring to its stony soil and merged with Bircham Newton in 1719.

The closest train station is at King's Lynn providing direct rail links to Cambridge and London King's Cross.



Note from Sowerbys



“There is a real sense of happiness throughout this grand old farmhouse.”



SERVICES CONNECTED

Mains water and electricity. Oil fired central heating and septic tank drainage.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Freehold.

LOCATION

What3words: ///modes.jubilant.spires

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SOWERBYS

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