



Hardley Road, Langley - NR14 6DA



Hardley Road

Langley, Norwich

Situated close to the Norfolk Broads, this substantial DETACHED FARMHOUSE with EQUESTRIAN FACILITIES occupies an impressive 18.44 ACRE PLOT (stms). Nestled in the heart of the countryside, this property offers IMMENSE POTENTIAL for EQUESTRIAN USE or COMMERCIAL DEVELOPMENT (stp). Boasting approximately 2641 sq. ft (stms) of versatile living space, the farmhouse offers a generous 22' SITTING ROOM centred on a FEATURE FIREPLACE, separate 16' FAMILY ROOM, spacious 31' OPEN PLAN KITCHEN/DINING ROOM with GRANITE SURFACES, ground floor study, SHOWER ROOM and utility room. Upstairs, FOUR DOUBLE BEDROOMS and loft rooms provide ample accommodation for a growing family or those seeking a peaceful retreat, with an EN SUITE and dressing area to the main bedroom, along with the FAMILY BATHROOM. Additionally, the property was used as a riding school and livery yard, and includes a RIDING ARENA with combi ride surface, a small wooded area, extensive stabling with 17 INDIVIDUAL STABLES, wash box, store and TACK ROOM. Space has been created for DAILY EQUESTRIAN ACTIVITIES including a pole barn for hay storage, and muck area. The house includes a DOUBLE GARAGE, with a LARGE SECONDARY BARN offering POTENTIAL for further development.



Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Substantial Farmhouse with Equestrian Facilities
- Approx. 18.44 Acre Plot (stms)
- Potential for Equestrian Use or Commercial Development (stp)
- Approx. 2641 Sq. ft (stms)
- 22' Sitting Room & Separate 16' Family Room
- 31' Open Plan Kitchen/Dining Room
- Ground Floor Study & Utility Room
- Four Double Bedrooms & Loft Rooms

The village of Langley is set just ten minutes outside Loddon and offers a wealth of countryside pursuits and walks. Loddon is situated approximately 10 miles south east of Norwich. Offering an excellent range of local amenities which include schooling (primary, junior and secondary), dentist, doctors surgery, chemist, and library. A selection of shops including supermarket, hardware, newsagents and post office provide a range of provisions. A central car park, situated within the market place provides ample parking with good access to the amenities. Fantastic access to the Norfolk Broads can be found and pleasant countryside walks can be enjoyed.

SETTING THE SCENE

Approached via a gated entrance, the main entrance door sits to the front of the property, with wrap around lawned gardens to the front and side. The driveway continues to a large central turning area, leading to parking area and the double garage which serves the property.



THE GRAND TOUR

A welcoming meet and greet space can be found with a large hallway space complete with stairs to the first floor landing and fitted carpet underfoot. A built-in cupboard can be found to one side with doors leading to the various living spaces, kitchens and utility room. The formal sitting room sits at the far end of the property with a grand feature brick built fireplace with an inset timber beam and herringbone brick detailing along with a pamment tiled hearth, with wood effect flooring underfoot and dual aspect windows to the front and side. Exposed timber beams can be found above whilst the room enjoys a light and bright aspect, with ample space for soft furnishings and a dining table. A ground floor shower room leads off the hall entrance with a white three piece suite including a feature hand wash basin with storage below, contrasting tiled splash-backs and built-in storage cupboard. A study area has been fully fitted with a range of desking and storage units, creating a versatile space which also leads off the hall entrance, with a built-in storage recess and window to rear. A further family room leads off the hall creating a connection to the adjacent kitchen being complete with wood effect flooring underfoot and window to front enjoying garden views, with exposed timber ceiling beams above. The kitchen leads off through double doors offering a long versatile space with a u-shaped arrangement of base level units with huge potential for further storage if required, with an inset ceramic double butler sink, space for range style electric cooker, tiled splash-backs and matching up-stands, space for American style fridge freezer, and integrated dishwasher. Tiled effect flooring runs underfoot with ample space for further soft furnishings or a dining table with various windows to front, side and rear which flood the room with excellent natural light whilst enjoying the views across the fields beyond. French doors lead out to the rear garden whilst an archway takes you to a rear boot room with ample space for coats and shoes. Double doors take you to the adjacent utility room offering a further storage space or laundry room, with room for general white goods and a further inset butler sink with solid wood work surfaces, storage shelving and built-in cupboard.

Heading upstairs, the carpeted landing includes windows to rear and built-in eaves style storage with doors leading off to the various bedrooms and upstairs loft storage area. The first of the double bedrooms is at the far end of the property with a window to front and space for freestanding wardrobes and fitted carpet underfoot. The adjacent bedroom is also double with a window to front and loft access hatch above. The family bathroom offers a spacious room with a white three piece suite including a corner panelled bath and feature hand wash basin with storage cupboards below and tiled splash-backs. The third double also enjoys front facing views and is accessed via a timber latch and brace door. The main bedroom suite sits at the far end of the property and enjoys the views across adjacent fields and farmland. Upon entering the suite, a built-in wardrobe sits to one side with an open aspect to the en-suite bathroom which includes a separate shower cubicle and bath, with mixer shower tap along with the W.C and hand wash basin, with built-in storage cupboard below. The bedroom itself offers triple aspect views to front and both sides, with fitted carpet underfoot.

The top floor storage area is accessed via full stairs, but does have a restricted head height. There is huge potential and the space is an ideal study or children's play room, with stripped wood flooring underfoot, velux windows to front, heating installed via the central heating system and a range of eaves storage cupboards.

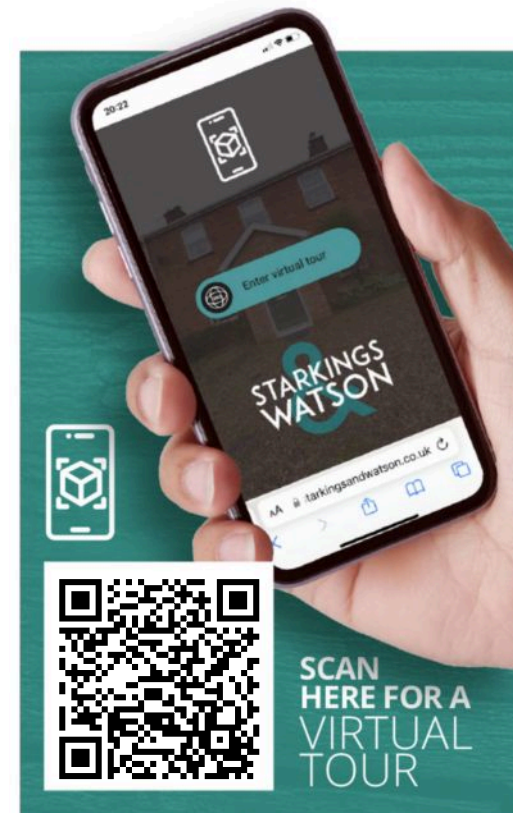
FIND US

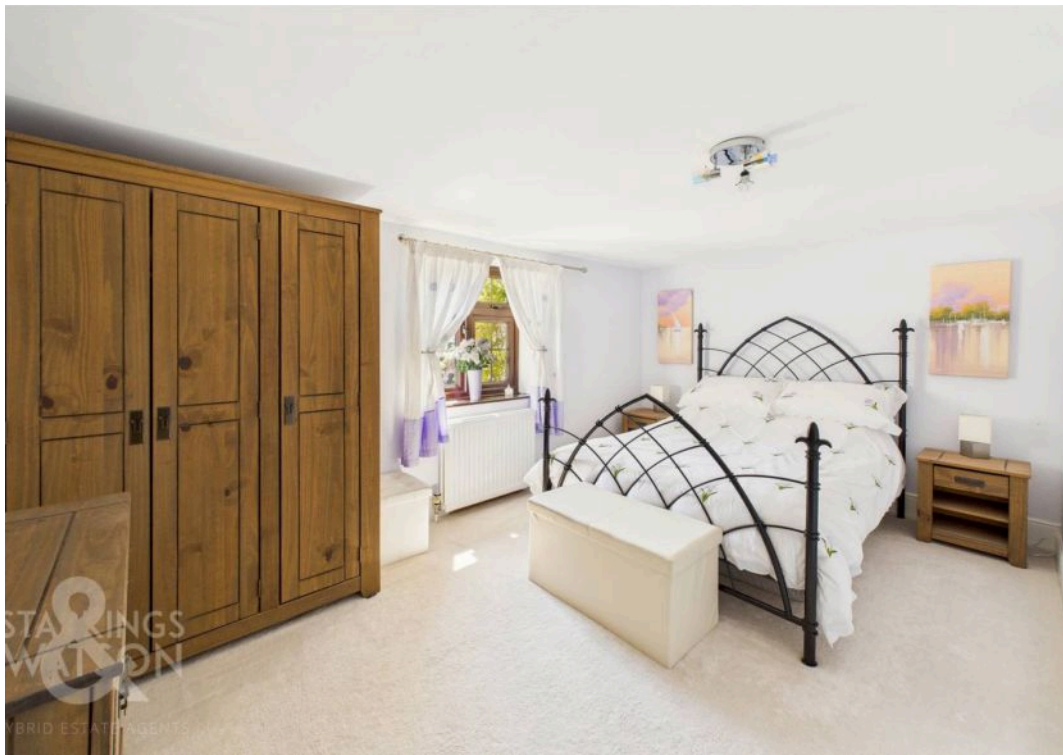
Postcode : NR14 6DA

What3Words : ///bombard.thrillers.buckets

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



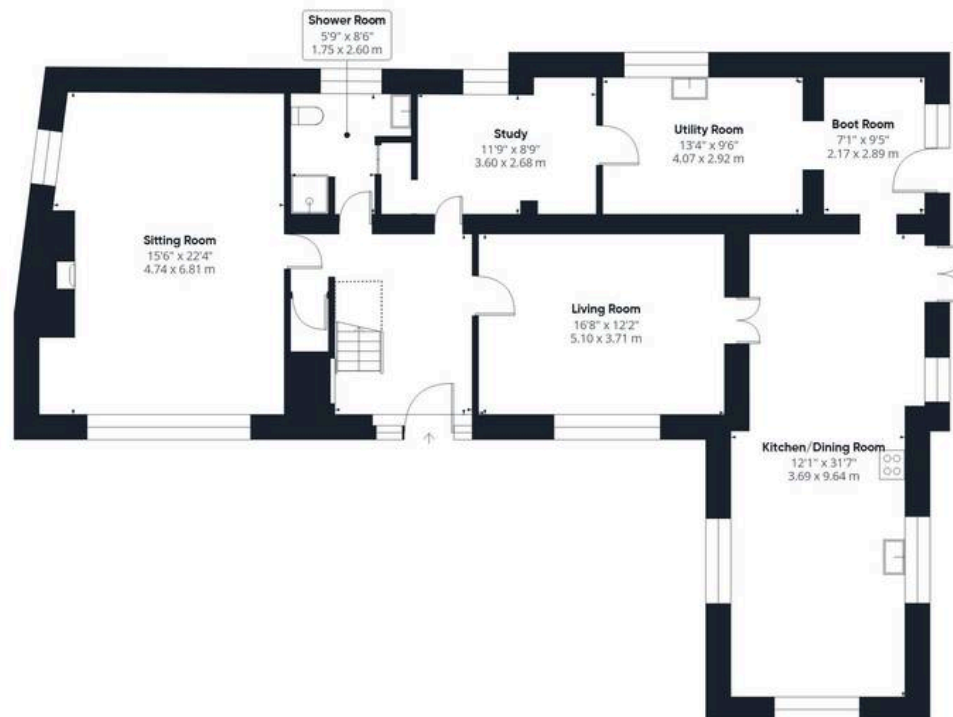




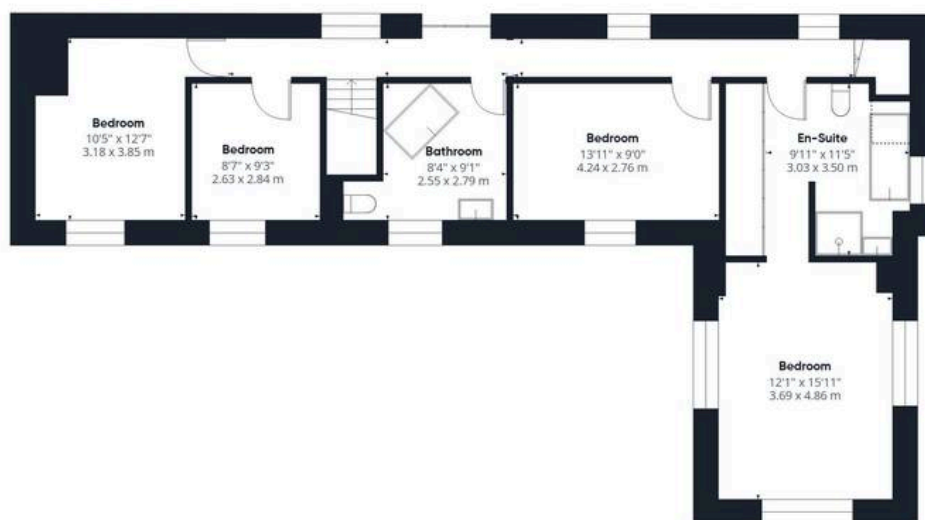
THE GREAT OUTDOORS

Occupying 18.44 acres (stms) combined with the formal gardens, paddocks, stables, small and large manege, additional barn, and woodland. The main gardens wrap around the front and side of the farmhouse, brimming with mature planting which are a picture in the spring and summer months. Patio seating is screened and ideal for morning coffee, with French doors leading from the kitchen. A large turning circle makes manoeuvring large equipment or vehicles easy, with a double garage to one side which serves the main property. The stable block includes a wash box, store, tack room and 17 stables, whilst a further barn offers potential to re-purpose or continue to use for general storage. Various gates lead to the paddocks and woodland, which all enjoy outstanding views across the fields and marshland beyond.

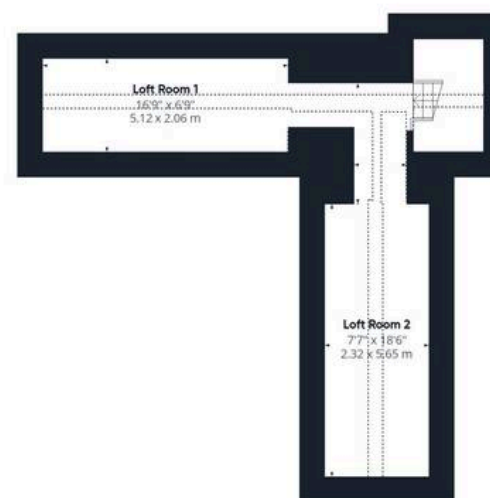




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

2641 ft²

245.3 m²

Reduced headroom

272 ft²

25.3 m²

(1) Excluding balconies and terraces

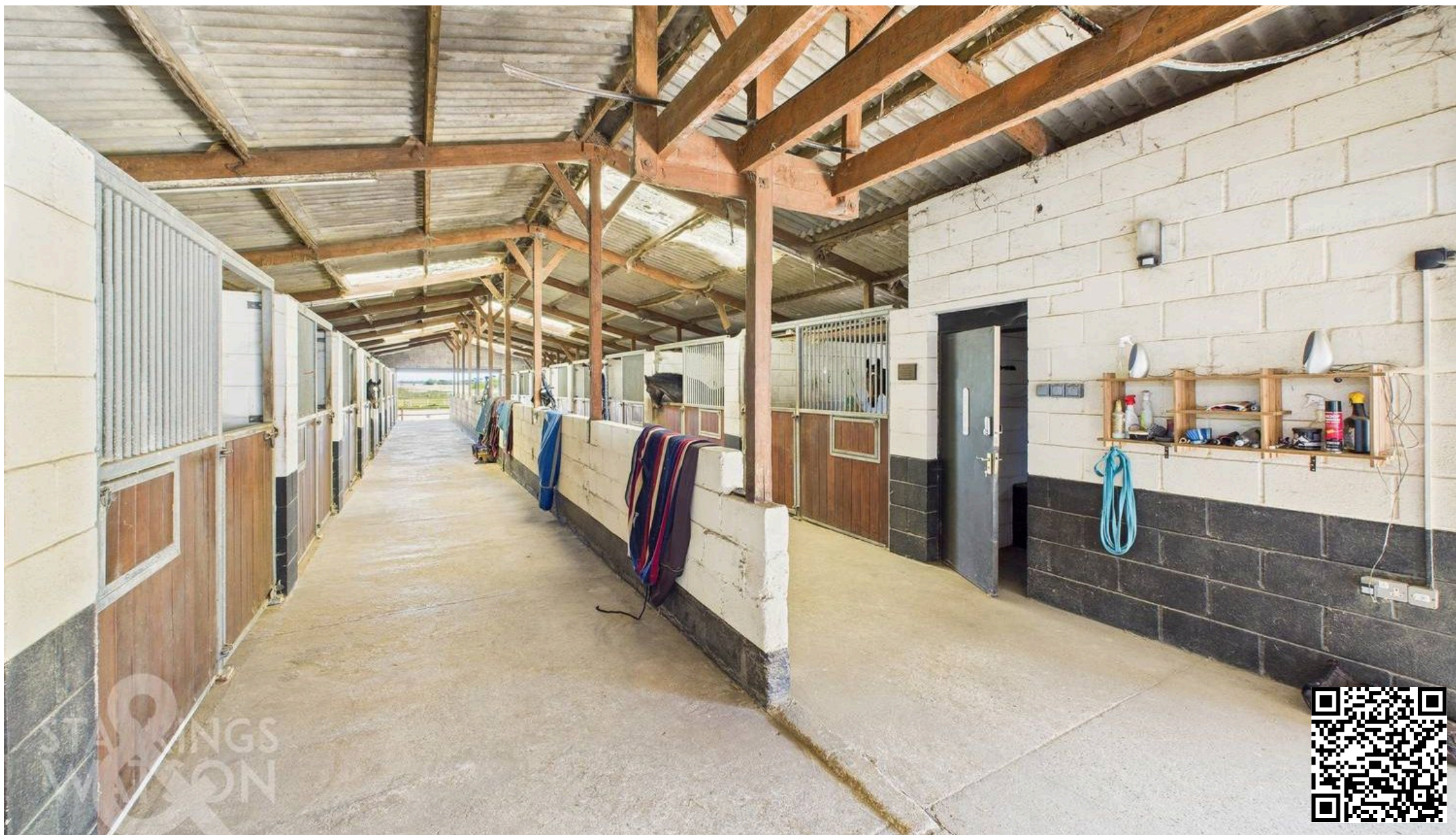
Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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