



Ivy House, Thornage

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Pointens









**Ivy House, The Street,  
Thornage, Norfolk NR25 7AD**

Holt 3 miles, North Norfolk Coast 4 miles

Norwich 20 miles

Substantial period house situated in the lee of the village church. Ivy House offers 3 reception rooms and 5 bedrooms. In addition there is a self contained detached 2 bedroom cottage and a substantial brick and flint barn, all set in grounds of around one acre (STS)

**Guide Price £800,000**



## The Property

The property offered for sale is a substantial detached village house in the lee of the village church. In addition to the main dwelling there is a two bedroom detached cottage and a substantial flint and brick barn. The main house has accommodation comprising an entrance hall, a sitting room, dining room, drawing room, study/bedroom, hall, kitchen/diner, utility room, boot room and a walk-in pantry. On the first floor, a landing leads to five bedrooms (master en suite) and a shower room. The property has a wealth of character features to include pine stripped doors, pantile floors, period fireplaces and exposed beams and enjoys the benefit of oil fired central heating throughout. The house is set in wonderful grounds of about one acre and comprise a gravelled parking area with a five bar wooden gate leading to a paddock. Also within the grounds there is a very useful flint and brick under a pantile roof barn and a detached red brick two bedroom cottage.

## Location

Thornage is a pretty rural village around three miles from the market town of Holt. The town of Holt comprises mainly of individual shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's Public School. The North Norfolk coast is around four miles distant with Cley, Blakeney and Morston all within easy reach. The County City of Norwich is just over twenty miles away from where there is a fast rail service to London Liverpool Street and Norwich Airport has direct flights to many major cities.

## Directions

From Holt High Street proceed to the Norwich Road and at the roundabout take the third exit where signposted to Dereham. After around three miles you will enter the village of Thornage. Proceed through the village and in the centre you will find Ivy House situated on your left hand side opposite the village church identified by a Pointens for sale board.

## Accommodation

The accommodation comprises:

### Entrance Hall

Pamment floor and coat pegs.

### Sitting Room (15'4 x 14'8)

Attractive period fireplace housing a wood burner. Period bread oven. Radiator. Door to outside. Exposed ceiling beams. Pamment floor. Door to -

### Dining Room (14'3 x 12'8)

Radiator. Exposed ceiling and wall beams.

### Rear Hall

Pamment floor. Radiator. Door to outside. Staircase to first floor.

### Drawing Room

Period open fireplace with wooden surround. Radiator. Ceiling beam.

### Study/bedroom 2 (14'8 x 12')

Attractive period fireplace with wooden surround. Radiator. Polished wooden floorboards.

### Inner Hall

Ceiling beam, radiator. Door to outside. Double doors to -

### Kitchen/Diner (16' x 14'8, double aspect)

Range of hand made base units with working surfaces over. Dishwasher point. Single drainer sink unit. Three door Aga. Vaulted and timbered ceiling. Two Velux windows. Pamment flooring.

### Boot Room (12'8 x 8'3)

Pamment flooring. Stable door to outside. Mezzanine level storage. Vaulted and timbered ceiling.

### Walk-in Pantry (10'5 x 5'5)

Fitted shelving, pamment flooring.

### Utility Room

Range of fitted base units, a sink unit with mixer tap. Fitted worktop. Tiled splashbacks. Wall unit. Plumbing for automatic washing machine and tumble drier. Ceiling beam. Pamment floor.

## First Floor

### Landing

Radiator.

### Bedroom One (15'3 x 12'8)

Radiator. Two built in cupboards.

### En-suite

Panelled bath with mixer tap. Pedestal washbasin. Radiator. Ceiling beams. Fitted cupboard.

### Bedroom Three (15'6 x 10'5)

Radiator. Two built in cupboards. Period fireplace. Wooden flooring.

### Bedroom Four (15' x 12')

Wooden flooring. Radiator. Fitted cupboard.

### Bedroom Five (11'9 x 8'3)

Pedestal washbasin. Vaulted and timbered ceiling. Velux window. Fitted cupboards.

### Cot Bedroom( 6'2 x 5')

This has an internal window with view to bedroom two.

### Shower Room

Tiled shower cubicle with fitted shower. Washbasin. W.C., radiator.

## Ivy Cottage

### Covered Entrance Canopy to:

Front door, leading to -

### Kitchen/Diner (17' x 14'10 Double Aspect)

Range of fitted shaker style base units with working surface over, inset sink with mixer tap, tiled splash backs. Matching wall units, range of fitted kitchen appliances, heavily beamed ceiling. Modern electric radiator, stairs to first floor.

### Sitting Room (13' x 13'5 Maximum, Double Aspect)

Modern electric radiator, open fireplace, heavily beamed ceiling.

### En-suite

White suite comprising a pedestal washbasin, wc, tiled shower cubicle with fitted shower. Modern electric radiator, heavily timbered and vaulted ceiling.

## First Floor

### Bedroom One 17'5 x 15' Double Aspect]

Modern electric radiator, vaulted and timbered ceiling, door to:

### Bedroom Two (15' x 13'7 Double Aspect]

Modern electric radiator, heavily timbered and vaulted ceiling.

## Curtilage

The property is approached over a gravelled driveway providing ample off street parking for several vehicles. A five bar gate leads to a paddock to the rear of the property which is mostly laid to lawn with various inset flower and shrub beds, mature trees, a block building (40' x 20') and a wooden garden shed. To the rear of the main house there is a useful red **brick and flint barn** comprising: **Room One (30' x 20')** with large open fireplace, a wood burner. Vaulted ceiling. Doors to the front and rear aspect. Electric power and light. **Room Two (16' x 14')** this has a brick-weave floor and a door to outside. The grounds to the property extend to around one acre (subject to survey).

## General Information

**Tenure:** Freehold.

**Services:** Mains water, electricity and drainage are connected.

**Council Tax Band:** **Ivy House:** Band F. **Ivy Cottage** Band B.

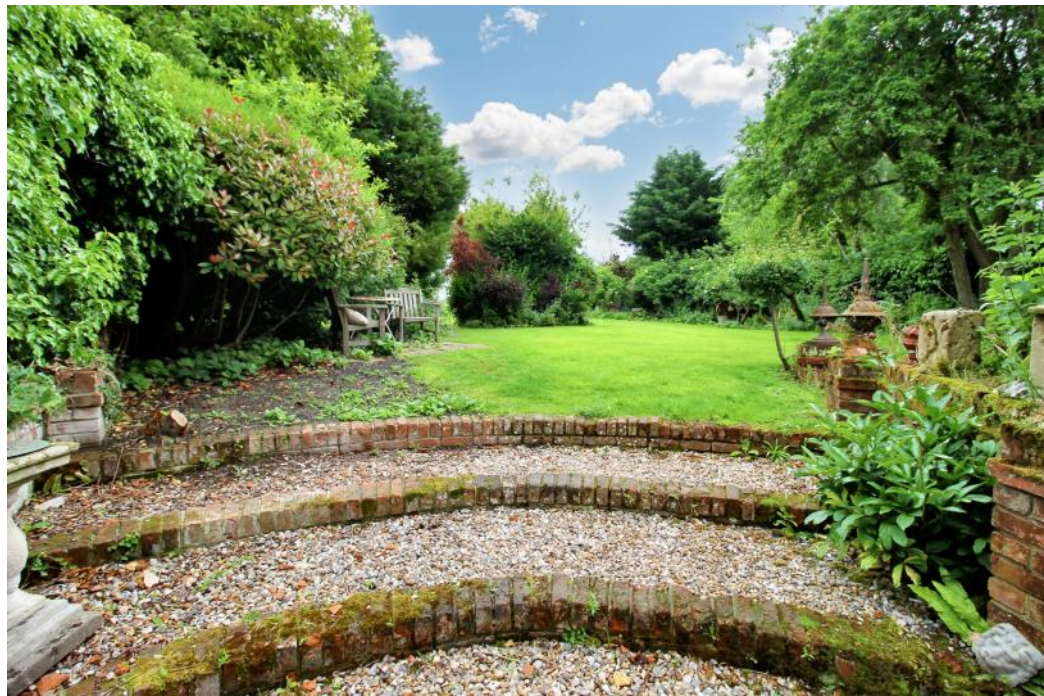
**Local Authority:** North Norfolk District Council: tel, 01263 513811.

**Energy Performance Certificate:** To be confirmed.

**Viewing:** Strictly via the sole agent, Pointens Estate Agents.  
Telephone 01263 711880.

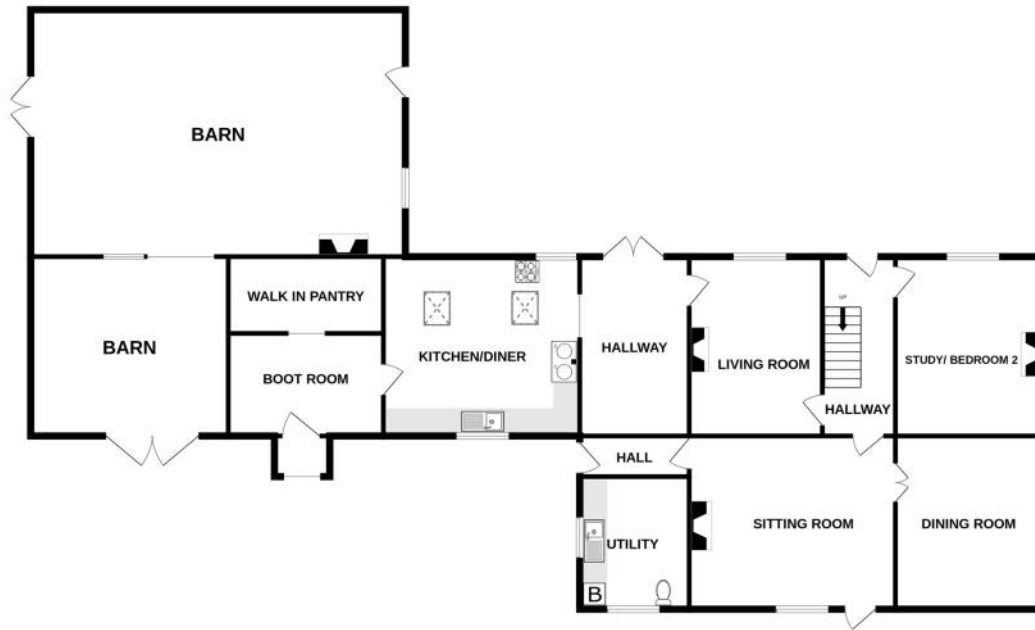
**Ref:** 313202







GROUND FLOOR  
2358 sq.ft. (219.1 sq.m.) approx.



1ST FLOOR  
1071 sq.ft. (99.5 sq.m.) approx.



IVY HOUSE, THE STREET, THORNAGE NR25 7AD

TOTAL FLOOR AREA : 3429 sq.ft. (318.6 sq.m.) approx.

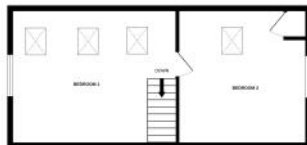
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
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GROUND FLOOR  
444 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



IVY COTTAGE, THE STREET, THORNAGE NR25 7AD

TOTAL FLOOR AREA : 879 sq.ft. (81.8 sq.m.) approx.

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