

Arnolds | Keys



Church Farmhouse, The Street, Themelthorpe, NR20 5PS

Offers Over £825,000

- Detached Farmhouse
- 3 Bay Car Port
- Potential to Convert Outbuildings (STPP)
- Utility Room and Ground Floor W/C
- Four Bedrooms
- Numerous Outbuildings and Barns
- Wood Burning Stove
- Approx. 2 acres of Land
- Stunning Countryside Location
- Two Reception Rooms

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The Street, Themelthorpe NR20 5PS

A unique four bedroom detached farmhouse set within beautiful grounds covering approximately 2 acres. Ideally positioned set back from the road within the rural countryside village of Themelthorpe.



Council Tax Band: D



DESCRIPTION

Ideally located within the rural, pretty village of Themelthorpe and enjoying generous grounds measuring 2 acres is where you'll find this remote four bedroom farmhouse. As you approach the property through the five bar gated entrance you enter onto a private driveway passing the large natural pond which is a delightful aspect especially in the Spring/Summer months.

Within the grounds of the property you will also find multiple barns/outbuildings, a three bay cart shed and an out door swimming pool which requires attention but would make a fantastic feature. The properties position is what really makes it special as you benefit from beautiful countryside views from all angles and a spectacular view of the church to the rear.

Upon entering the property there is a bright entrance porch with attractive tiled flooring which leads into the main entrance hall. There are a further two reception rooms, one with a wood burning stove, a conservatory with a beautiful view to the garden and fields beyond. The Farmhouse style kitchen/diner adds to the character of this home and leads to the useful utility room and ground floor W/C.

To the first floor there are four bedrooms all benefitting from stunning views, and a family bathroom.

LOCATION

Themelthorpe is a rural village located 3 miles North West of the popular, historic Market Town of Reepham. It is the perfect village for those looking for a quieter pace of life with plenty of countryside walks including the 'Themelthorpe Curve' which forms part of the Marriott's Way route.

The closest town is Reepham which is a small Market Town featuring local shops, coffee shops, pubs and a doctors surgery. There is also a nursery, primary and high school within the town.

ENTRANCE PORCH

Wooden framed door to front entrance. Two double glazed windows to front and side. Tiled flooring.

HALLWAY

Karndene flooring. Radiator.

HOME OFFICE/SNUG ROOM

Two double glazed windows to front. Open fireplace with tiled hearth, laminate flooring.

LIVING ROOM

Three double glazed windows; two to the front and one to side aspect. Wood burning stove. Radiator. Door to;

CONSERVATORY

UPVC frame with double glazed windows and French doors to the rear. Electric night storage heater.

KITCHEN/BREAKFAST ROOM

Three double glazed windows; two to rear and one to side aspect. Fitted with a range of wall and base units housing double sink with drainer. 'Rangemaster' LPG gas oven with extractor fan over. Space for dishwasher and fridge. Radiator. Door to;

REAR LOBBY

UPVC double glazed door to either side.

UTILITY ROOM

Two double glazed windows; one to side and one to rear. Tiled flooring. Radiator. Oil central heating boiler. Space for washing machine, tumble dryer and freezer. Fitted with base units with solid wood worktop over housing a ceramic, double butlers sink. Door to;

WC

Two piece suite comprising of W/C and hand wash basin. Double glazed window to rear. Extractor fan. Radiator.

Stairs to:-

LANDING

Double glazed window to front. Radiator.

BEDROOM

Double glazed window to front. Radiator.

BATHROOM

Double glazed window to rear. Four piece suite comprising of bath with mixer taps, showerhead attachment and wall mounted mains connected shower, W/C, hand wash basin and bidet. Extractor fan. Radiator. Fitted corner storage cupboard.

BEDROOM

Double glazed window to rear. Built in wardrobe. Radiator.

BEDROOM

Two double glazed windows to front. Radiator. Fitted wardrobes with dressing table.

BEDROOM

Two double glazed windows to front. Radiator. Feature fireplace.

OUTSIDE

The property boasts beautiful and extensive grounds featuring a large parking area, large natural pond to the front, a range of mature trees, hedgerows and a range of fruit trees including blackberry, pear, plum and apple. There are also numerous outbuildings and barns to include:

3 BAY CART SHED

29'6" x 22'6"

Tiled roof, power and water supply.

STORAGE AREA

21'4" x 16'6"

Housing oil tank and enjoying power supply for a caravan.

WORKSHOP

50'3" x 17'1"

Breeze block and timber construction with tin roof and side hung gates with a concrete hard standing base.

BARN

Reroofed in 2013 and divided into sections consisting of: 25'2 x 24'6 office space with plastered ceiling and electrics with double doors to an outside swimming pool. A further 22'5 x 24'5 space with doors to both the pool area and the parking area, an open woodstore measuring 20'4 x 12'8 and a contemporary metal workshop with roller garage doors at either end - ideal for sprayers or mechanics and measure 16'4 x 38'9. The garage also has a three phase power supply.

FORMER CATTLE SHED

24'8" x 12'5"

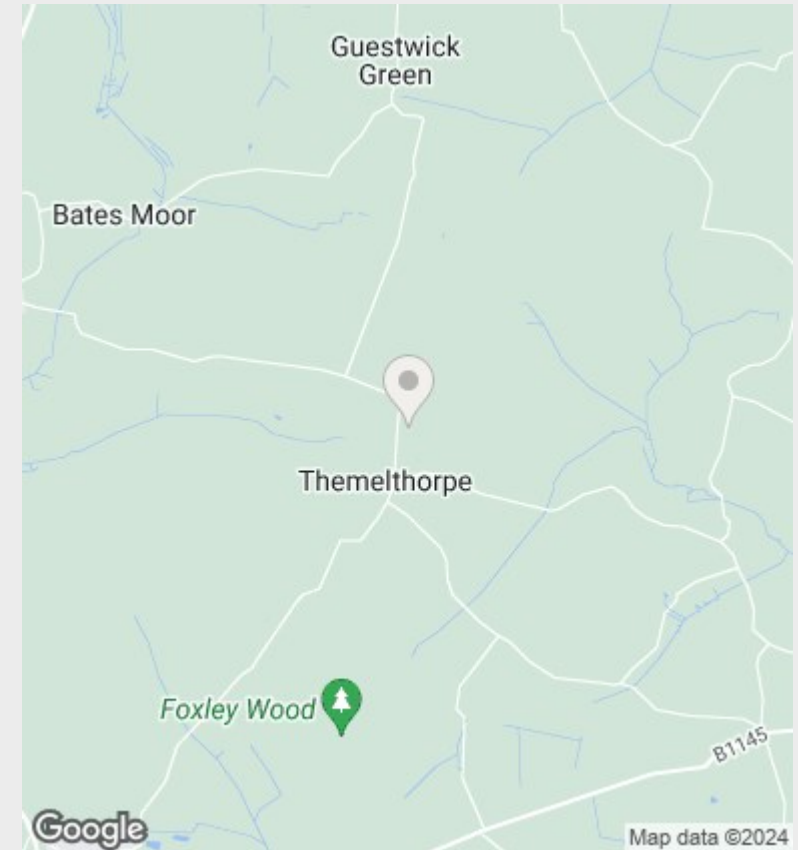
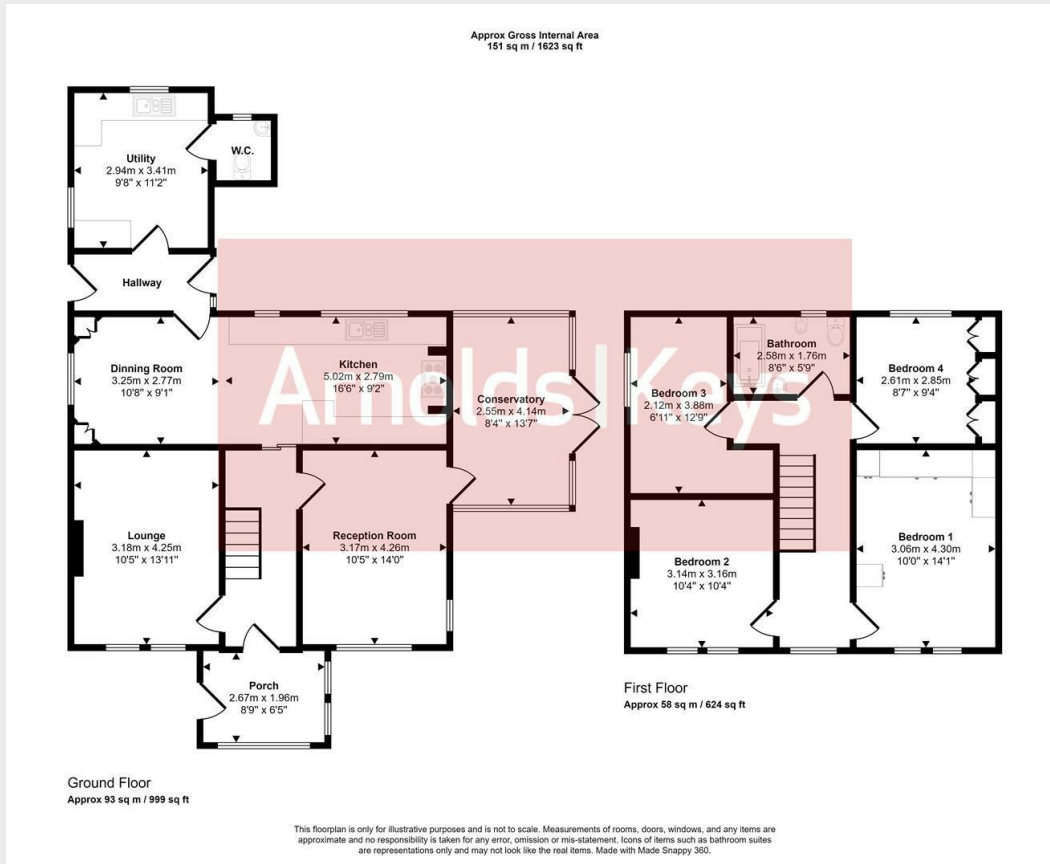
With pitched ceiling, cobbled flooring, work benches, electrics and separate fuse board.

FORMER BULL PEN

20'12" x 12'







Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		37	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	