



# Boundary Farm House

Framingham Earl Road, Yelverton, Norwich, Norfolk, NR14 7PD

**BROWN & CO**



## Boundary Farm House, Framingham Earl Road, Yelverton, Norwich, Norfolk, NR14 7PD

Outstanding detached property set in delightful landscaped grounds in South Norfolk, about 3 miles from Norwich. Renovated to a high standard, with an open plan feel, including five main reception rooms and 5 bedrooms, together with barn/annexe/garage, games room/gym/garage and lake.

Acreage: 1.733 acres (STMS)

PRICE £1,500,000



### DESCRIPTION

Boundary Farm House dates back to late Victorian times and was acquired by the vendors some 13 years ago. Since then it has been renovated to a high standard and extended and offers a wonderful opportunity to acquire a family house in outstanding condition, occupying a delightful plot of land within easy reach of Norwich.

The house itself offers accommodation on two floors and is approached via a wide entrance hall at the side, leading through to the study, playroom/snug with large utility/secondary kitchen and WC/cloakroom and then leading through to the large open plan kitchen/dining/family room together with garden room. To the first floor there are five bedrooms, four with en-suite facilities, and the property would suit a number of different owners keen to acquire an easily managed house designed for the 21st Century. The vendors have created a wonderful property and a particular feature is the large kitchen/family area. The kitchen is fitted to a high standard with double oven Aga with gas hob and a range of low level and fitted units with breakfast bar, and no expense has been spared to create the right sort of feel.

Outside, the property is approached from the road and electric

gates lead through to the grounds including a gravel drive wrapping round the house and offering plenty of hard standing for vehicles.

The barn/annexe/garage provides space for two vehicles with loft over and includes kitchen/utility area with separate WC and home office. This could easily be converted for use as an annexe, subject to the necessary planning consent being forthcoming, or used as a garage with workshop, or for other purposes. It is an important adjunct to the whole.

In addition, there is an L-shaped games room/gym with double garage along with shower room and cloakroom.

The grounds have been created to a high standard and feature a number of separate terraces with side garden, vegetable area, sheds and greenhouse and a particular feature is the lake with timber pontoons.

The whole provides a great deal of privacy and will suit so many different families looking to acquire a very special place.

Services: Mains water and electricity are connected to the property. No mains gas. Klargester system for drainage purposes.

South Norfolk Council. Council tax band G

### LOCATION

Yelverton is situated just south of Norwich, about 3 miles distant, with easy access to all the local shopping and transport facilities in Poringland, within easy reach of the Norwich southern bypass and consequently the northern distributor route and A11 trunk road. The King's Head in Brooke and the popular restaurants, The Wildebeest and Stoke Mill, are within easy reach in nearby Stoke Holy Cross, with the popular Yelverton Farm Shop being within easy reach.

Here is an excellent opportunity to live tucked away in a special place within easy reach of communication routes and the city of Norwich.

### DIRECTIONS

Proceed out of Norwich on the Trowse bypass and continue to the traffic lights, turning right onto the B1332 following signs for Brooke and continue into Framingham Earl and Poringland. At the roundabout adjoining the Railway Tavern turn left and the road leads round into Long Road. Continue along the road, bearing left at the end and then right and the property will be seen on the left hand side.

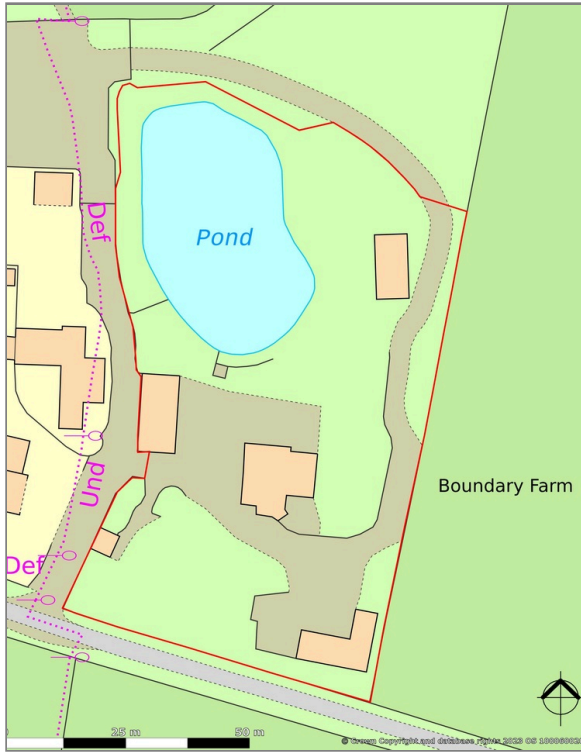


**AGENT'S NOTES:**

- (1) The outside hot tub is available by separate negotiation.
- (2) The property benefits from a right of way over a small area of drive serving two other properties.
- (3) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (4) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.
- (5) The plan shown is a draft and a final title plan will need to be drawn and confirmed through the acting solicitor.

**VIEWING** Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

61 D      75 C

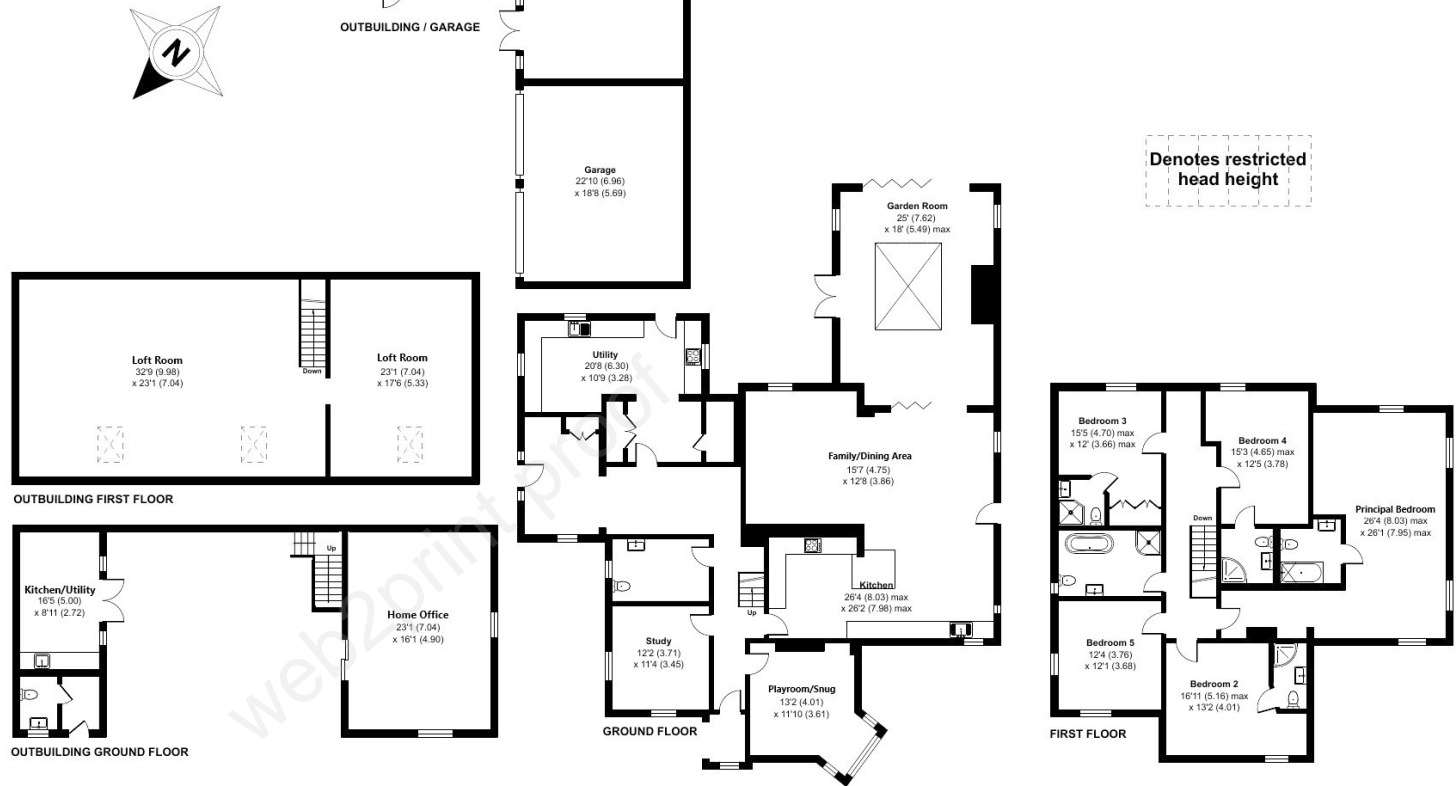
## Framingham Earl Road, Yelverton, Norwich, NR14

Approximate Area = 4405 sq ft / 409.2 sq m (includes garage)

Outbuilding = 2548 sq ft / 236.7 sq m

Total = 6953 sq ft / 645.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Brown & Co. REF: 989266

### IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated June 2023. Ref. 049161