



Dairy Farmhouse

Stone Lane, Ashmanhaugh, Norwich, Norfolk, NR12 8YW

BROWN & CO



Dairy Farmhouse, Stone Lane, Ashmanhaugh, Norwich, Norfolk, NR12 8YW

A fine detached five bedroomed farmhouse with garden, land and some privacy in East Norfolk.

A super family home within easy reach of Norfolk Broadland, Norwich and the East Norfolk coast.

GUIDE PRICE - £765,000



DESCRIPTION

This super farmhouse located on the edge of Ashmanhaugh near Wroxham in Norfolk is constructed of brick with a hipped pitched main roof and offers well arranged accommodation on three floors. It retains a great deal of character and would make a lovely family home.

The accommodation works very well and is flexible and the house is approached via an entrance hall at the front with an inner hall leading through to the utility room, WC, upper study/ playroom and kitchen/breakfast room.

The dining room and sitting room on either side of the hall are well proportioned rooms with plenty of light.

There are four first floor bedrooms together with ensuite facilities and a family bathroom. The two double bedrooms to the front have lovely views of the garden and pond. The vendors have created an excellent master bedroom with ensuite bathroom on the second floor, which will be of great interest to buyers looking to a private area away from the main bedroom facilities.

Dairy Farmhouse is approached via a farm road and the grounds surround the house, with the drive leading up to a useful open fronted brick and tile garage with adjoining lock up store.

The setting is delightful and the grounds are mainly laid to lawn with flower borders and have some privacy. Included in the sale is the pond to the front with paddock beyond, suitable for equestrian and other purposes.

A back drive leads round to the rear of the property and further land which is included with the house and the whole will be of great interest to a number of different buyers looking to acquire a property with great opportunities.

The property has been well maintained over many years and included in the sale is the former farm office located at the side of the property and adjoining the main drive. There is certainly scope to enlarge the house, subject to the necessary planning consent being forthcoming, but the whole as it is will make for a fine property.

Services: Mains water and electricity are connected to the property. Drainage is via a Klargestor system. There is no mains gas. There is an oil fired central heating system and an oil fired Aga.

LOCATION

Ashmanhaugh is situated about 2 miles from Wroxham and about 10 miles from Norwich, within easy reach of the northern distributor route. Access to the Broadland network is good, with easy access to east and north-east Norfolk and all the

wonderful beaches that the county has to offer. There are excellent local shopping and transport facilities in nearby Wroxham but the beauty of Ashmanhaugh is that this area is tucked away which will be of interest to buyers.

DIRECTIONS

Proceed out of Norwich on the A1151 Wroxham Road and continue through Wroxham and Hoveton, straight over the two mini roundabouts and then turn left into St Peters Road just before Hoveton Hall and continue to the junction. Turn left into Stone Lane, go over the crossroads with School Road and Rectory Road and turn next right where signposted public footpath. The property will be found on the left, just before the left hand bend.

AGENT'S NOTES:

- (1) 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.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

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





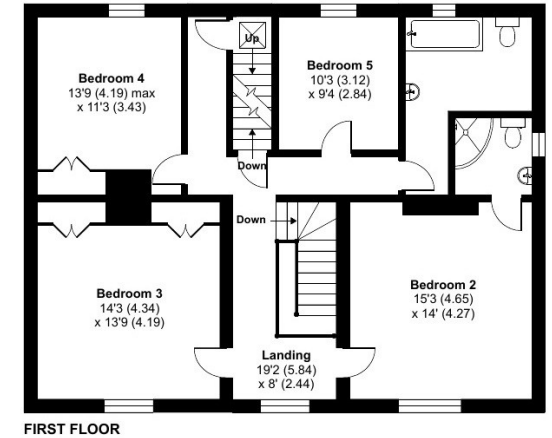
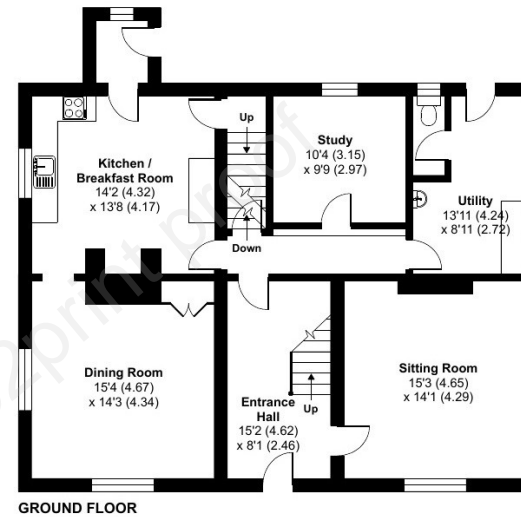
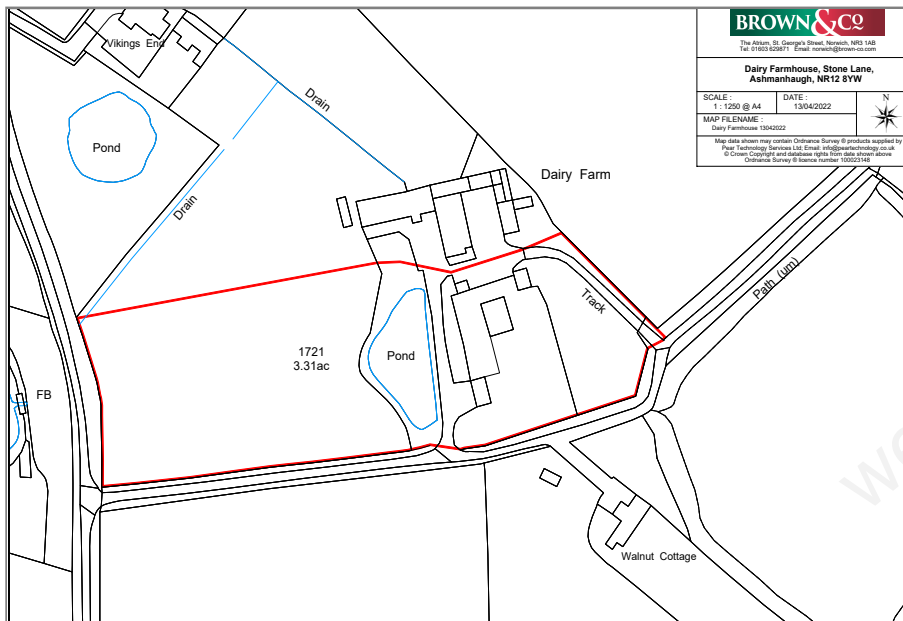
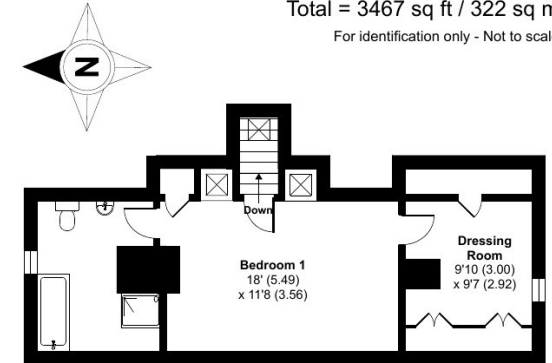
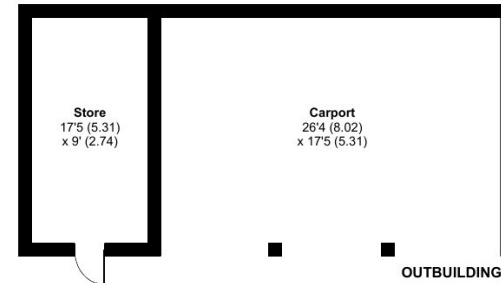
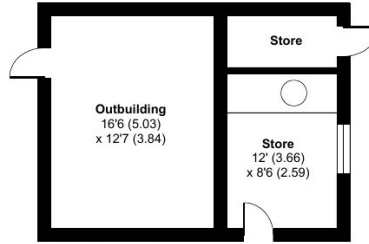
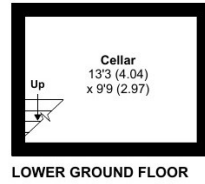
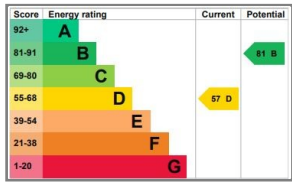
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Approximate Area = 2943 sq ft / 273.4 sq m (excludes carport)

Outbuildings = 524 sq ft / 48.6 sq m

Total = 3467 sq ft / 322 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). © nichecom 2024. Produced for Brown & Co. REF: 1159673

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