



Whiteford Hall Farm

Chandler Road, Upper Stoke Holy Cross, Norwich, Norfolk, NR14 8RQ

BROWN & CO



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Detached contemporary farmhouse with 5 bedrooms together with gardens, carport, outbuildings with potential, and land up above Stoke Holy Cross and within easy reach of the Cathedral City of Norwich, in all just over 5 acres (subject to measured survey).

Guide Price for the Whole - £1,295,000

Lot 1: The House - Guide Price £1,050,000

Lot 2: The Farm Building/Outbuildings - Guide Price £295,000



LOT 1: DESCRIPTION

Whiteford Hall Farm comprises a contemporary property constructed of brick with pitched main roof and featuring a super south facing extension with views of the garden and amenity land to the south.

The property offers well arranged accommodation on two floors with 5 bedrooms and has been maintained and improved by the vendors to a high standard.

The ground floor rooms work extremely well, with entrance hall, sitting/drawing room, dining room, kitchen/breakfast room, cloakroom and contemporary garden room on the ground floor, together with an office and utility area with back hall which could be used for a number of purposes or incorporated into the main house, or adapted as an annexe if required.

The bedrooms on the first floor work very well, all arranged around a landing area with views of the grounds, with bathroom, shower room and en-suite facilities as well.

Outside, the grounds are a major feature of the property, which is approached via a drive from Chandler Road which is owned by Whiteford Hall Farm. This drive is shared by one other property but it provides a super approach and winds round to the Hall, past the farm buildings and outbuildings to the main drive, where there is

plenty of hard standing for vehicles. The garage/carport is an important new addition adjoining the house, with space for at least two vehicles and general storage.

The garden area surrounds the house and has been lovingly created by the vendors over many years, being mainly laid to lawn at the front with views through to the amenity land, all south facing. There are well established herbaceous borders, plants and ornamental trees providing a lovely feel.

The plan included with the details identifies the land that is included with Whiteford Hall Farm, mainly to the south, along with the garden and all suitable for grazing or equestrianism, subject to the necessary planning consent being forthcoming.

Interested parties will enjoy walking through the land to the south of the house and seeing how everything has been arranged over the years.

Services: Mains water and electricity are connected to the property. There is a private drainage system. Oil central heating.

LOT 2: THE FARM BUILDING/OUTBUILDINGS

Mainly located to the side of the property and include a general purpose agricultural building used for storage purposes and having been involved with farming activities earlier on. The building is suitable for a number of purposes and electricity is

connected. There is a more contemporary lean-to adjoining with further store.

The grounds include the area around the farm buildings, to include pond and spinney. This all leads to the south facing farmland/amenity land which is included with Whiteford Hall Farm.

Access Arrangements: The whole is approached from Chandler Road via the main drive over which Whiteford Hall Farm and buildings and an adjoining property have a right of access, the ownership going with Whiteford Hall Farm.

In the event that the property is divided into two lots, then the owners of the farm building/outbuildings will be granted a right of way over the drive leading up to their property, which leads on to Whiteford Hall Farm.

LOCATION

Whiteford Hall Farm is situated on Chandler Road in Upper Stoke Holy Cross, some 3 miles from Trowse and close to the southern perimeter of the city of Norwich with all its local shopping and transport facilities and within easy reach of communication routes, and in particular the Norwich southern bypass.

This is an excellent opportunity to live tucked away in a special place with a great deal of privacy and there are local shopping and transport facilities in nearby Stoke Holy Cross and Poringland.



DIRECTIONS

From Norwich proceed out of the Norwich on the Trowse bypass and continue into Poringland. At the roundabout adjoining the Railway tavern, turn right and continue along the road, turning right into Chandler Road, which winds round to the left, and the entrance to Whiteford Hall Farm will be seen on the left hand side after about three quarters of a mile.

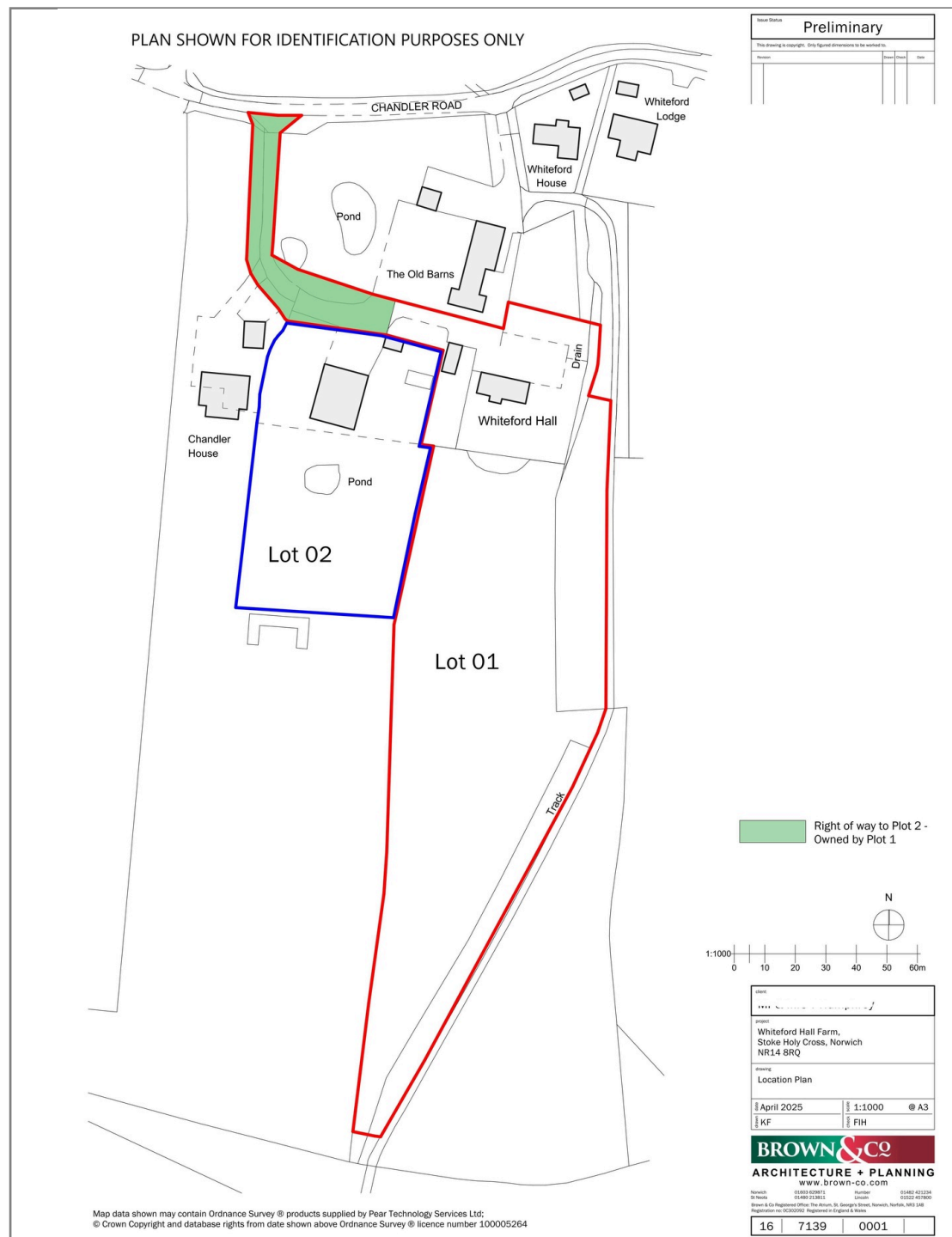
Alternatively, travel through Lakenham and continue towards Stoke Holy Cross. On reaching Caistor St Edmund, turn immediately left at the crossroads and then right and carry on up the hill into Upper Stoke Holy Cross and the property entrance will be seen on the right hand side of Chandler Road.

AGENT'S NOTES:

- (1) Public Footpath – There is a public footpath going through the centre of the land. Further details available.
- (2) 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.
- (3) 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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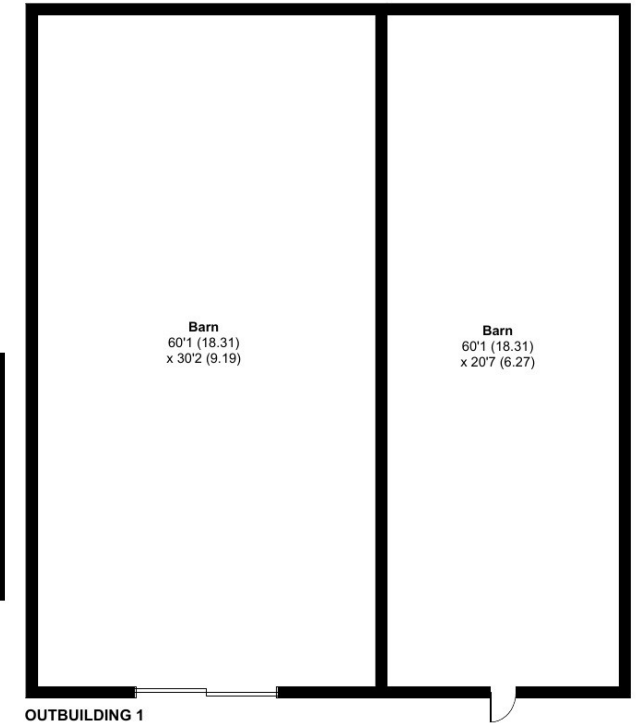
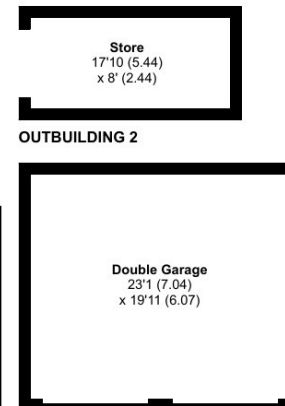
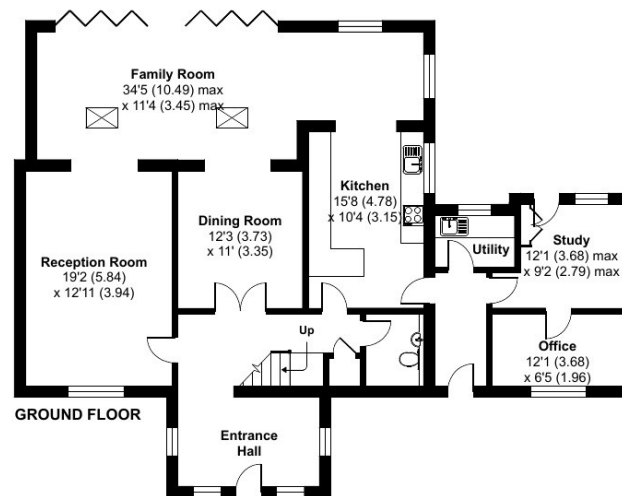
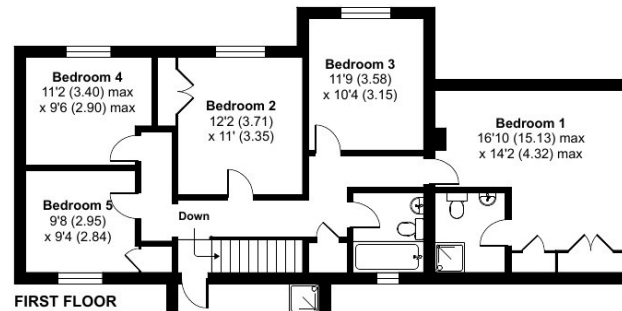
Approximate Area = 2655 sq ft / 246.7 sq m

Outbuilding(s) = 3233 sq ft / 300.3 sq m

Outbuilding = 470 sq ft / 43.7 sq m

Total = 6358 sq ft / 590.7 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). © nitchcom 2024.
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