



Old Farm House

Heath Road, Crostwight, Norwich, Norfolk, NR28 9PA

BROWN & CO



Old Farm House, Heath Road, Crostwight, Norwich, Norfolk, NR28 9PA

Most attractive period house in charming gardens, and within close proximity to the coast.

Guide Price £700,000



DESCRIPTION

Old Farm House comprises a stunning period home of great character beautifully positioned in an unspoilt area of countryside and formerly part of the Honing Estate. Constructed of mellow Norfolk brick under pantile roof, with the lower two storeys composed of brickwork of the 16th or early 17th century in a rough English bond. Crostwight Hall and the associated buildings were purchased by 'Hanger Developments' c1985 and were commended with an award in 1991 by RICS for their sensitivity and skill using flint, stone, and brick quoining to harmonise with the old buildings.

Old Farm House offers well-arranged accommodation on three floors and is presented in immaculate order throughout with double height sitting room with wood burner, and shutters to both sitting room and front door. The ground floor enjoys a stunning stone floor, with access provided to the kitchen dining room and the principal dual aspect sitting room. Of particular note is the balcony above the sitting room which enjoys an excellent range of fitted book shelving. Further rooms to the ground floor include a utility room and cloakroom.

There are four bedrooms over two floors: bedroom two with ensuite bathroom on the first floor, with the principal

bedroom, two further bedrooms and a shower room on the second floor. The house offers versatility with the second bedroom currently used as a lovely upper sitting room/snug with access to the balcony through the ensuite. The principal bedroom enjoys fine views over the grounds to both front and rear.

The gardens and grounds are a major feature. The rear garden faces east and the grounds to the front of the property are south and west facing. The gardens have been lovingly tended and are mainly laid to lawn with a delightful range of herbaceous beds and borders. A particular feature is the terrace which enjoys fine views down towards the gardens and distant woodland. There is a large outbuilding positioned centrally ideal for garden furniture and tools, constructed of brick and flint with a corrugated iron roof, and a double garage accessed by the rear driveway with additional parking for two vehicles.

The property is accessed via a tree-lined private drive from Heath Road, either to the front, where parking is available to visitors and access is enjoyed via a pretty, shingled path, or to the rear. There is a private woodland to the east including wild bluebell and garlic woods beyond the driveway. The rear garden is completely private, including patio with herbaceous border and further down the garden opens up to include a secluded area on

the right, with a red brick patio bordered by brick walls and the rose-covered flint wall of the outbuilding – a former piggery.

The surrounding properties also carry a fascinating history, and the development is beautifully maintained. The original Crostwight Hall belonged to the First Prime Minister of Great Britain, Robert Walpole who acquired the property in 1720.

Services: Mains water, and electricity. Heating via LPG tank. Communal private drainage.

LOCATION

Crostwight is a small village and former civil parish in the north-east of Norfolk just off the A149. Crostwight is located conveniently between the North Norfolk Coast and Broadland and the market towns of Stalham and North Walsham are both close by, offering a full range of local amenities. The towns have a surprising array of both independent specialist and high street shops including Waitrose, Sainsbury, Tesco and Lidl, as well as a wide selection of cafes, pubs, and restaurants including award-winning gastro pubs the Gunton Arms, Suffield Arms and Ingham Swan. There are doctors, dental surgeries, veterinary clinics and a post office. The cathedral city of Norwich is approximately 16 miles away with its many shops, restaurants, and pubs, sought after schools and



colleges and stunning architecture. Norwich offers access to all the major rail links including the recent northern distributor route, and the Norwich International Airport.

DIRECTIONS

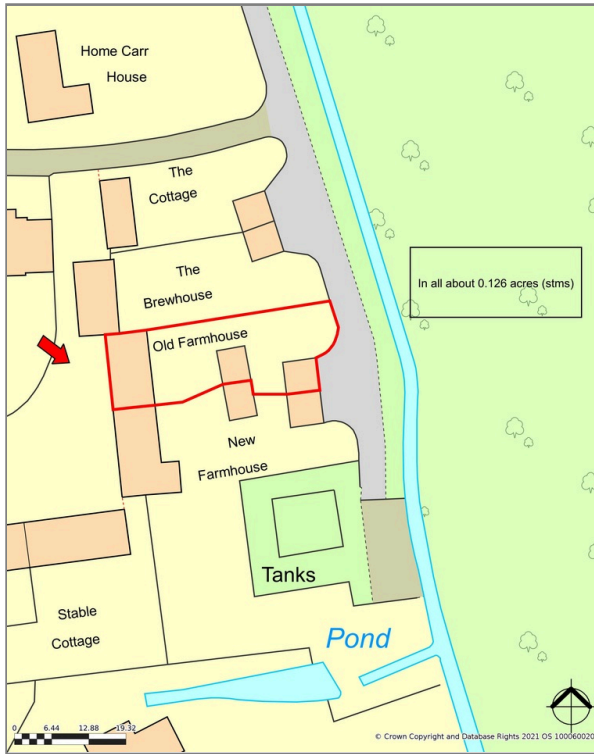
Leaving North Walsham on the Happisburgh Road continue through White Horse Common. At Ebridge, Cubitt & Walker mill turn immediately right after the bridge signposted Crostwight, Honing. Take the second left onto Broom Lane, signposted Crostwight, Ridlington. Head over the crossroads onto Heath Road and follow for approximately 500 yards. Where the road bears to the left instead turn right onto farm track, then immediately left onto the gravelled private driveway. The property is located directly behind the large oak tree. The What3words location is: [///reflected.zapped.lion](#)

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





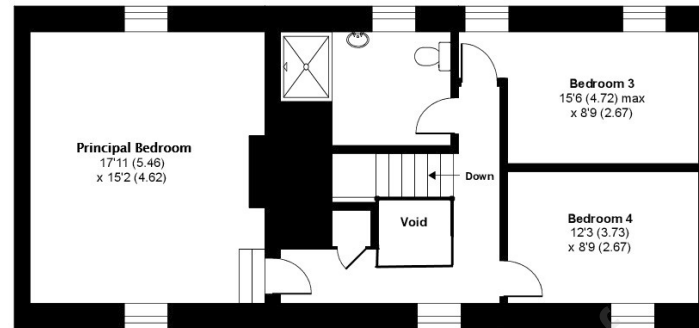
Old Farm House, Crostwright Hall, Heath Road, Crostwright, North Walsham, NR28

Approximate Area = 2262 sq ft / 210.1 sq m (includes garage and excludes voids)

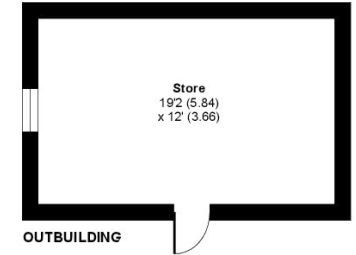
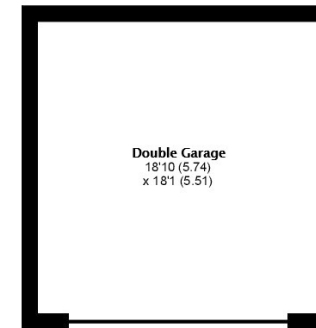
Outbuilding = 230 sq ft / 21.4 sq m

Total = 2492 sq ft / 231.5 sq m

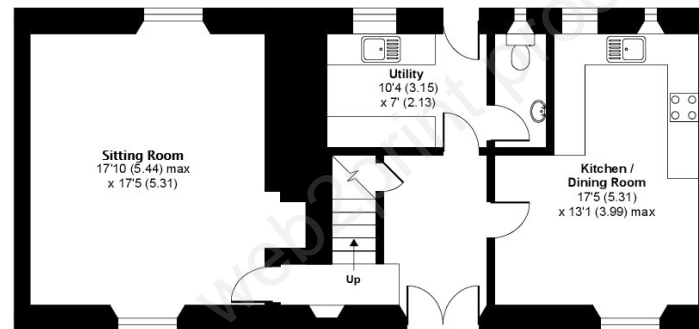
For identification only - Not to scale



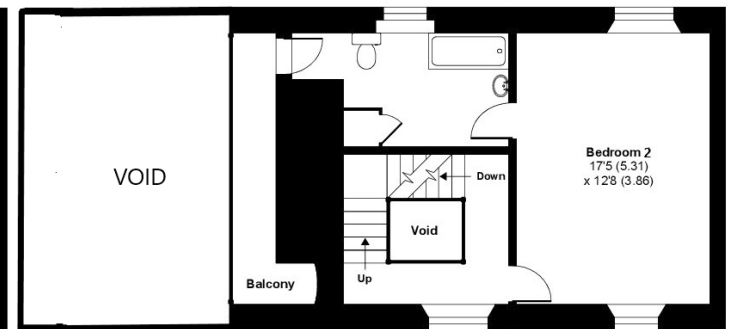
SECOND FLOOR



OUTBUILDING



GROUND FLOOR



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nclhcom 2021. Produced for Brown & Co. REF: 773641

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 of 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

Brown&Co

The Atrium | St George's Street | Norwich | NR3 1AB

T 01603 629871

E norwich@brown-co.com

BROWN & CO

Property and Business Consultants