



## Walnut Tree Farm

Seething Road, Kirstead, NR15 1EG

**BROWN & CO**







## Walnut Tree Farm, Seething Road, Kirstead, NR15 1EG

A Listed timber framed period property dating back to the 15th Century with accommodation on two floors and 5/6 bedrooms. Barn, carport, delightful grounds amounting to approaching 2½ acres (stms). Private rural South Norfolk location about 9 miles from Norwich.

£895,000



### DESCRIPTION

Walnut Tree Farm comprises a timber framed period property constructed of brick and flint with later additions and dating back to the 15th Century or thereabouts.

The house is Listed Grade II as a property of architectural and historic interest and has enormous potential for a number of different buyers.

The house has not come to the market for well over 50 years, having initially been part of the Brooke Hall Estate when it was in the ownership of the Kerrison family. The vendor has nurtured the property over the last 35 – 40 years, retaining all the charm and character of the house, and in particular restoring the second floor which is a major feature of the property, with open plan accommodation suitable for a number of purposes.

The house itself includes suitable reception rooms with the entrance either side of the main dining room and sitting room, with easy access to the kitchen and shower room, along with breakfast room, utility room and garden room. There are four bedrooms on the first floor plus dressing room and family bathroom. The second floor provides the open plan attic accommodation.

The property presents a wonderful opportunity and interested parties will see how the vendor has retained the character, with exposed beams and all the detail has been retained.

The joy of the property rests with the unspoilt location and privacy. The property enjoys all the component parts of a fine country home, being approached from the front and including formal gardens, two ponds, conservation areas and a former rickyard all included and well clothed with trees and shrubs, with great scope for the enthusiastic gardener.

Any buyer will want to take the house on to the next phase and it is likely that such works would include installation of new kitchen and bathroom equipment and re-arrangement of rooms to a certain extent and redecoration. All works would be subject to planning consent and Listed Building Consent.

Otherwise, the barn and carport which are included with the property are important additions.

The 18th Century timber framed barn is timber clad with concrete base and electricity connected. It is currently used for general storage purposes with a small portion at the rear converted as an annexe and created for use in the summer months. The whole offers a great deal of potential and could be adapted for a number of purposes, subject to the necessary planning permission and Listed Building Consent being forthcoming.

Otherwise, a 3-bay single storey open fronted cart lodge constructed of block and timber and clay lump with a pitched main roof is an important addition.

Services: Mains electricity is connected. There is a private drainage system to a septic tank. Mains water supply shared with a number of other properties – further details with the vendor's agents. No central heating.

Overage: It is the intention of the vendor to impose an overage on the barn to the rear of Walnut Tree Farm – further details on request.

### LOCATION

Walnut Tree Farm is located in a rural position on the edge of Kirstead, about a mile south of Brooke, which is about 8 miles south of Norwich and within striking distance of the Waveney Valley. There are excellent local shopping and transport facilities in Brooke, nearby Loddon and in Poringland which is about 3 miles away. Bungay is about 4 miles to the south.

This is an excellent opportunity to live tucked away in a special place with no neighbours, but the property is within easy reach of communication routes and Norwich, the capital of East Anglia, with all its facilities and amenities.

The South Norfolk Broads are within easy reach via Loddon and the River Chet, linking in with the River Yare and otherwise the Suffolk Heritage Coast is about 40 minutes away.







DIRECTIONS

Proceed out of Norwich and travel south through Framingham Earl, Poringland and Brooke. Continue for about a mile on the Kirstead bypass and take the first left turning leading past the garden centre and proceed for about three quarters of a mile. The property will then be seen on the left hand side.

AGENT'S NOTES:

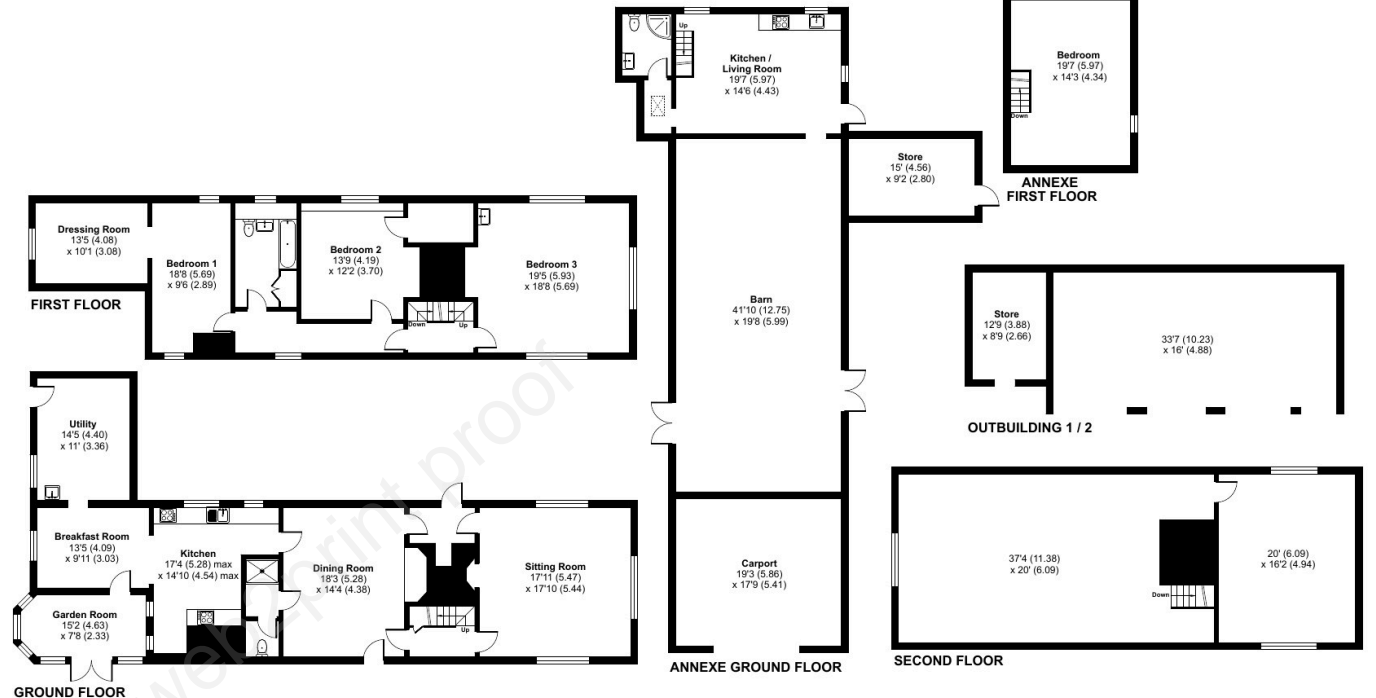
- (1) The vendor has prepared a wonderful brief history of the property with quite a lot of detail relating back to the 15th and 16th Century and including information about previous occupiers and the last tenant who occupied the house up until it was bought by the family in 1962. All of this is available for inspection/discussion with interested parties.
- (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		82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	18 G	







Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Brown & Co. REF: 1278950

## Seething Road, Kirstead, Norwich, NR15

Approximate Area = 3608 sq ft / 335.1 sq m(excludes carport)

Annexe = 1460 sq ft / 135.6 sq m

Outbuilding = 785 sq ft / 72.9 sq m

Total = 5853 sq ft / 543.6 sq m

For identification only - Not to scale

### IMPORTANT NOTICES

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