



Holgate Farm

29 Bunwell Street, Bunwell, NR16 1NA

BROWN & CO



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A superb, detached listed house in excellent order throughout with 5 bedrooms and delightful reception rooms, occupying a good plot of land with extensive parking, garage and separate income generating annexe.

£895,000



DESCRIPTION

Holgate Farmhouse comprises a delightful family home positioned in the heart of the sought after village of Bunwell. The house, associated gardens, annexe and double garage are particularly attractive and importantly, well set back from the road. The whole is a wonderfully peaceful offering in a special part of southwest Norfolk, surrounded by neighboring farmland with lovely views across adjoining farmland.

The house is listed grade II as a property of architectural and historic interest and dates to the 16th century with later additions. The original construction is of timber frame with a Roughcast and applied lime render which was installed later creating a decorative façade. The house is very attractive being approached at the front into a small porch with space for shoes and coats which flows immediately into the hub of the home being the kitchen dining room.

This special space enjoys a vast array of exposed beams to both the walls and ceilings as well as exposed brick and attractive joinery which continue from the kitchen through to the dining area/snug. The kitchen itself benefits from a central island with a breakfast bar and there are a good range of base units with butler sink, and Aga which acts as a vital component of Holgate Farmhouse.

The principal dual aspect sitting room is approached off the inner hall from the kitchen with the hall providing access to a snug and a further hall leads through to a study and out to the garden. The remaining rooms on the ground floor all link in very well with one another and comprise a garden room, utility and cloakroom.

The bedroom accommodation is positioned across the first and second floors. The first floor provides access to the principal bedroom, guest bedroom and bedroom three as well as a shower room. The principal bedroom enjoys a super en-suite with shower. There are two further bedrooms on the second floor. All of the bedrooms at Holgate Farmhouse are comfortable doubles.

We draw your attention to the floorplan as to how the accommodation is arranged.

The annexe – An attractive barn was converted some time ago by the current vendors and has provided an excellent income generating asset of the whole. The annexe was cleverly designed and benefits from a kitchen, cloakroom, sitting room with an adjoining bedroom, and a staircase leads up to bedroom 1.

More details on the performance of the annexe can be acquired through the selling agents.

Holgate Farmhouse is approached from the south into a shingled carriage driveway which leads past the attractive front gardens and up to the double garage of brick and timber construction under a pantile roof. The farmhouse stands centrally within its plot and leads out from the garden room at the rear onto a lovely terrace, the terrace is a good space and has been used for many different occasions throughout the years.

The main lawned gardens are positioned behind the annexe and are beautifully tended with a mixture of trees, both young and old and the mature hedging forms the boundary and provides the gardens with privacy. The field views at the rear are a particular feature of the whole.

Services – Oil fired central heating, mains water, mains drainage, mains electricity.

Local authority – South Norfolk District Council

Acreage – 0.58 acres (stms)

LOCATION

Bunwell is situated in south-west Norfolk, within easy reach of Wymondham (6 miles) and the city of Norwich (14 miles) and within striking distance of Diss with its mainline rail link to London. Bunwell is close to communication routes, with easy access to the



A11 trunk road, there are local shopping and transport facilities in the village and otherwise Wymondham is close by. This is an excellent opportunity to acquire a property in a popular village

DIRECTIONS

Proceed out of Norwich on the A140 trunk road and turn right towards Swardeston and Mulbarton. Continue for about 10 miles, turning right into Bunwell Street, and proceed into the village. Continue along the road and the driveway to the property will be seen on the right-hand side.

AGENT'S NOTES:

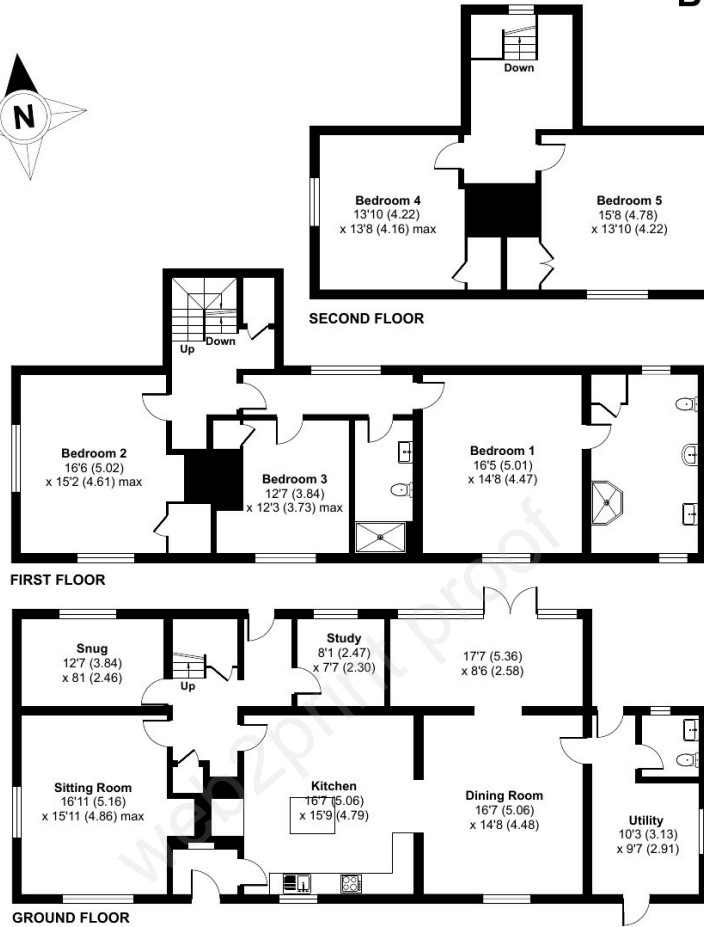
- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E	48 E	
21-38	F		
1-20	G		



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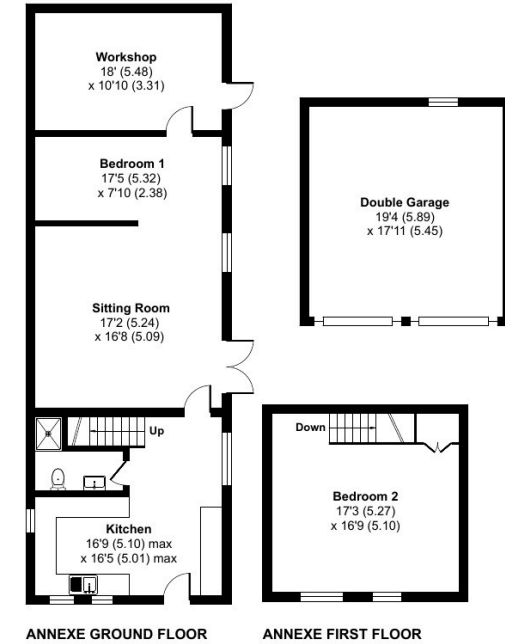
Approximate Area = 3218 sq ft / 298.9 sq m

Garage = 346 sq ft / 32.1 sq m

Annexe = 1209 sq ft / 112.3 sq m

Total = 4773 sq ft / 443.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Brown & Co. REF: 1312652

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