



Glebe Farm House

Burgate Lane, Alington, Norwich, Norfolk, NR14 7NP

BROWN & CO



Glebe Farm House, Burgate Lane, Alington, Norwich, Norfolk, NR14 7NP

A charming four/five-bedroom farmhouse in delightful grounds with extant planning consent for further expansion to the main house via a detached barn. A lovely opportunity set well back from the minor road in peace and tranquility whilst being within striking distance of Norwich.

£825,000



DESCRIPTION

Glebe Farmhouse comprises a most impressive, detached farmhouse in charming gardens approaching an acre (stms). The house, together with a further detached barn with planning consent to incorporate the accommodation as one makes for a number of opportunities either to live as the current owners have or to create a larger home whilst retaining the character that Glebe Farmhouse enjoys. The whole is an intriguing property and is beautifully positioned in its picturesque gardens whilst importantly, being well set back from the road.

The main house, of rendered brick construction under a pantile roof is particularly attractive and is well screened from the mature boundary and benefits from beautiful period features of which include an exposed brick fireplace, original ledged doors and sanded wooden flooring. The property enjoys well-arranged accommodation on two floors and is approached at the side into the reception hall with access to study/bedroom five with en-suite shower room. The hall leads on into the staircase hall with access to the utility room, cloakroom, sitting room and kitchen. The kitchen flows through to a wrap around garden room with panoramic southerly views and access out over the gardens that sweep away to the boundary.

On the first floor the landing leads up to three bedrooms at the front of the property with an en-suite to the principal bedroom and a WC off the landing. The fourth bedroom enjoys the northern wing of the house and offers a great deal of natural light via the skylight windows.

The barn – Glebe Farmhouse is unique in many ways due to the opportunity in respect of the detached barn which almost adjoins the house on the northern façade. The barn itself is a sizeable dwelling of mellow red brick elevations under a pantile roof and has excellent potential as per the extant planning consent, or to be used as the current owners have done for general storage purposes.

Gardens and grounds – Glebe Farmhouse is approached from the road into a shingled drive which leads up the side of the south facing front gardens and leads past the house into a large shingled hard standing with parking available for a number of vehicles. There is undercover parking via an open bay timber clad structure.

Much of the joy of Glebe Farmhouse is represented through the outstanding gardens which are predominantly lawned with a number of fine specimen trees of which include a wonderful mature willow tree, orchard and extensive flower and shrub

borders. A spinney is located at the side of the property, together with an outstanding kitchen garden with various fruit cages making this a home where you can be self-sufficient. There is also a brick built sunken well with water 10m down. This fabulous lifestyle home offers a chance to be creative in a special part of Norfolk with lovely walks and countryside surroundings.

Service – Mains water, private drainage system, oil fired central heating, mains electricity.

Acreage – 0.948 acres (stms)

Local Authority – South Norfolk District Council

LOCATION

Alington is situated in South Norfolk, about 5 miles from Norwich, within easy reach of local shopping and transport facilities in Framingham Earl and Poringland and within striking distance of the Norwich southern bypass. This is an excellent opportunity to live on the outskirts of a popular village, close to the village school. In addition, there is a Pre-school in the village which is highly rated by the parents and is in much demand.

DIRECTIONS

From Norwich take the A146 Beccles/Lowestoft Road, after about 5 miles turn right into Slade Lane, signposted Yelverton, at Alington



Primary School (rated outstanding by OFSTED) turn right into Wheel Road and continue onto Burgate Lane. Follow Burgate Lane for approximately 100 yards and the property can be seen on the right-hand side.

AGENT'S NOTES:

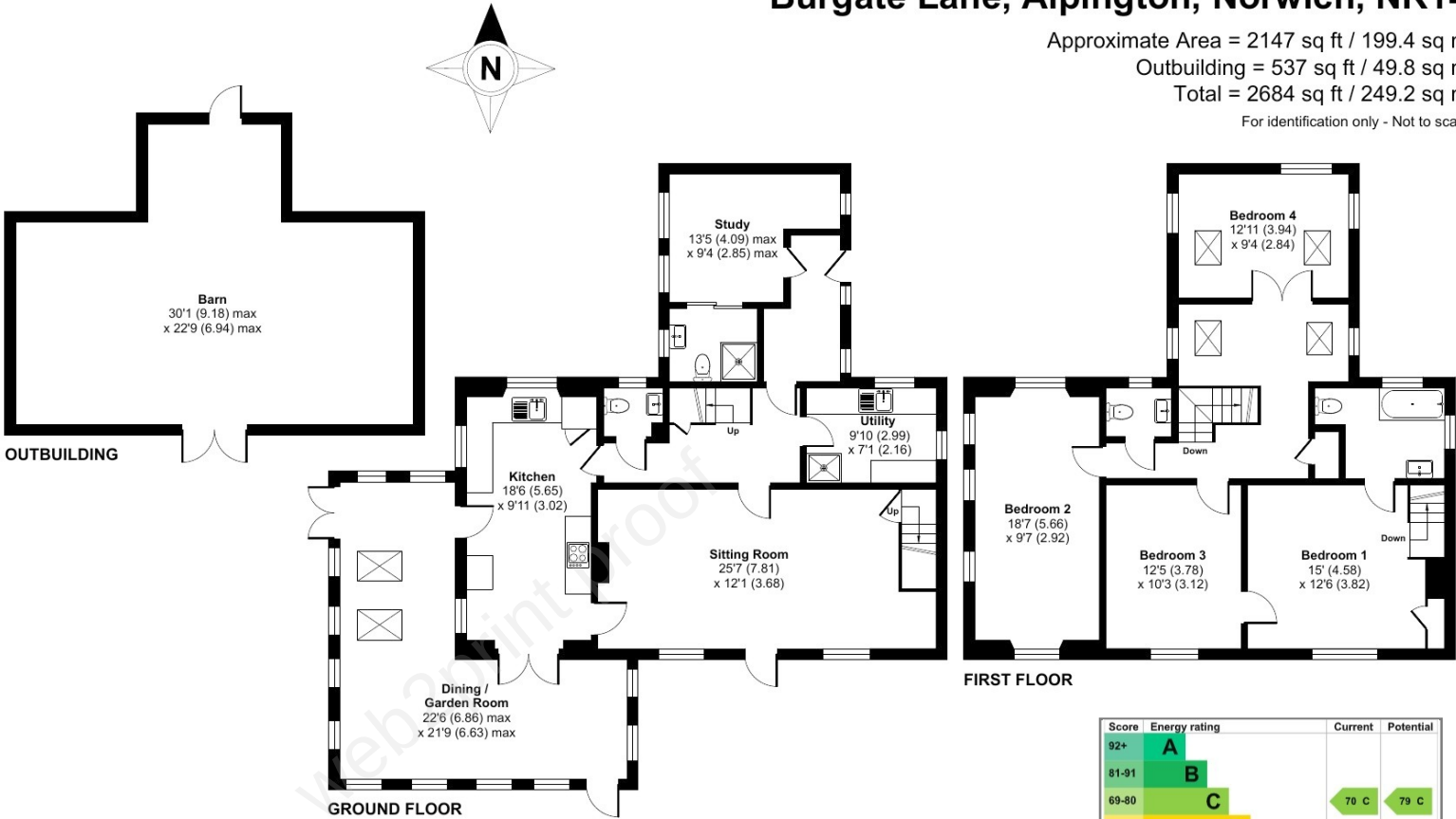
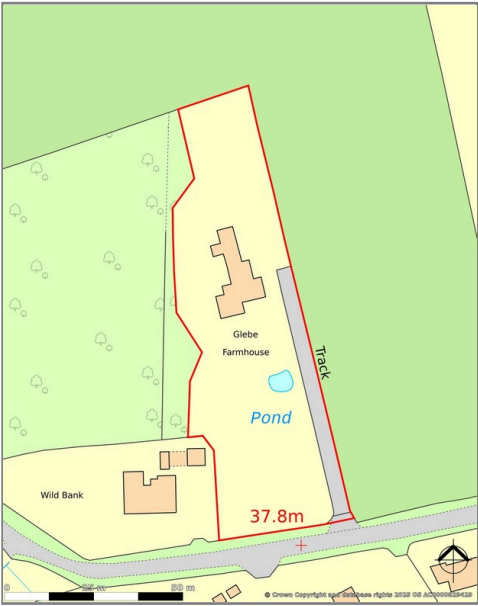
- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address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

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



Burgate Lane, Alington, Norwich, NR14

Approximate Area = 2147 sq ft / 199.4 sq m
Outbuilding = 537 sq ft / 49.8 sq m
Total = 2684 sq ft / 249.2 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). © nchecon 2025. Produced for Brown & Co. REF: 1358278

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 October 2025. Ref. 065337