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Period  
Prestige



home for sale

Brick Kiln Farm, Manor Road  
Spa Common, North Walsham, NR28 9LH

Guide Price  
**£650,000**  
Freehold

A charming and tastefully renovated 18th Century Farmhouse with fantastic family space standing on over quarter of an acre in a semi-rural hamlet on the eastern outskirts of North Walsham.

- Comfortable Sitting Room With Wood Burning Stove • Dining Room With Wood Burning Stove • Superbly Fitted Kitchen/Breakfast Room • Study/Home Office
- 4 Bedrooms • Dressing Room/Study • Family Bathroom, En-Suite & Shower Room
- South Facing Rear Garden • Parking For Several Vehicles
- Just 1 Mile From Nth Walsham • (Ref: NEE23296)

Viewing strictly by  
prior arrangement  
with the agents  
**01603 619916**



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We are open

Monday – Thursday 9am to 5.30pm  
Friday 9am to 5pm  
Saturday 9am to 4pm

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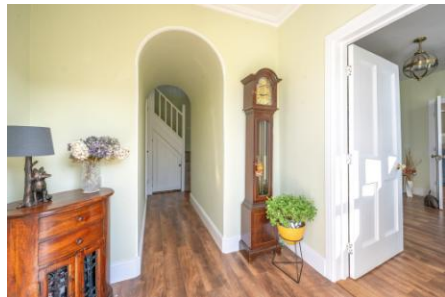
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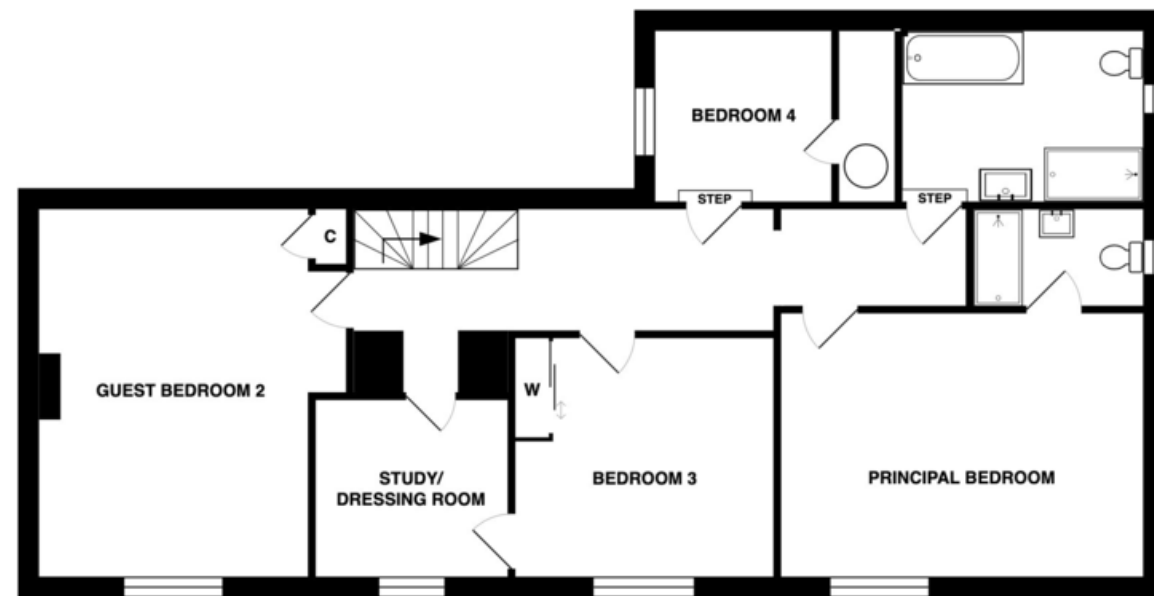
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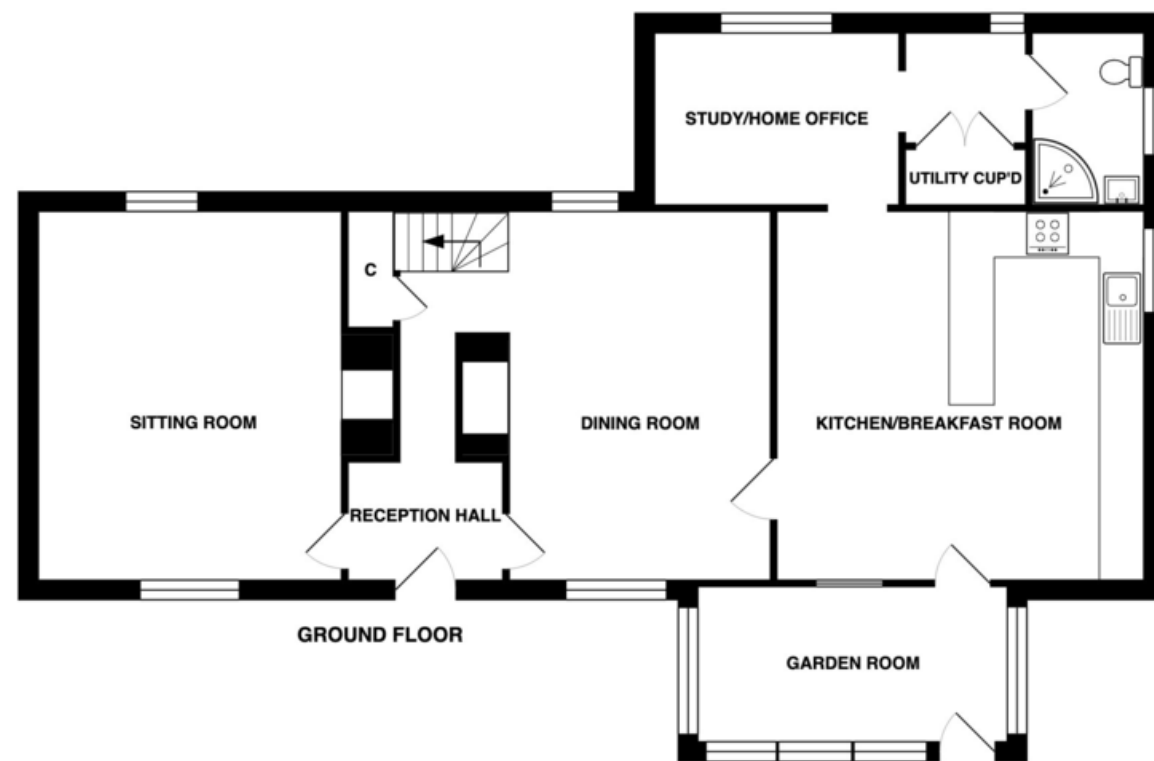
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## Floor Plan



FIRST FLOOR



GROUND FLOOR

## Brick Kiln Farm, Manor Road Spa Common, North Walsham, NR28 9LH

### Location

Spa Common is a small rural hamlet on the eastern outskirts of Nth Walsham just one mile of the town centre. North Walsham is a vibrant town some 12 miles north of Norwich on the B1150 with easy access to the coastal town of Cromer 9 miles, and Mundesley, approximately 5 miles.

The town boasts a popular market alongside a range of local shops both independent and national chains together with supermarkets; Waitrose, Sainsbury's and Lidl, chemist, coffee shops, café and fast food outlets, doctors surgery, cottage hospital, dentist, opticians and library together with a Rossis leisure centre, Atrium community centre, primary and secondary schooling and the prestigious Paston College where Lord Nelson was educated. The town is served by North Walsham railway station on the Bittern Line between Norwich, Cromer and Sheringham and similarly there are buses to these locations.

The cathedral city of Norwich boasts an excellent range of shopping facilities, together with main line rail links to London Liverpool Street (100 minutes) and an international airport.

### Description

Believed to date from the 18th Century Brick Kiln Farmhouse is an impressive detached period property standing on 0.27 of an acre (subject to survey). The spacious gas centrally heated and double glazed accommodation is ideal for a growing family combining modern day living with period charm. On the ground floor the attractively fitted kitchen/breakfast room has ample space for additional casual seating and leads through to a dining room with wood burning stove. Beyond the reception hall is a comfortable sitting room once again centred around a wood burning stove. Both these reception rooms are double aspect. Off the back of the kitchen/breakfast room is a study/home office but equally this space would work well as a television room or play room.

There are four bedrooms on the first floor, three of which are doubles and the principal of which has an en-suite shower room. The remaining bedrooms can share the generous family bathroom on the first floor and a separate shower room on the ground floor. A further room on the first floor has been notated as a dressing room/study with direct access from bedroom two and the landing, so this room could be used independently if preferred.

The extensive garden at the rear is a particular feature of the property with southerly aspect and a good degree of privacy and

seclusion. Whilst there is ample parking for numerous vehicles on the east side the present owners had obtained (now lapsed) planning permission to create a second entrance to the west side of the property, to construct a double garage with storage, and to increase the size of the existing garden room with roof terrace accessed from the principal bedroom.

Part glazed entrance door to:

### Reception Hall

16' 2" x 6' 10" (4.93m x 2.08m) (2' 10" minimum) With feature arched passageway, carpeted staircase to the first floor with good-sized cupboard under, wood effect vinyl flooring, moulded corning.

### Sitting Room

15' 10" x 13' 8" (4.83m x 4.17m) (Front & Rear Aspect) Red brick fireplace recess with wood burning stove on Pamment hearth, two radiators, two wall light points, TV point, carpet.

### Dining Room

16' 2" x 11' 9" (4.93m x 3.58m) (from face of chimney breast) (front and rear aspect) Attractive red brick fireplace with wood burning stove on Pamment hearth, exposed timbers, attractive wood effect vinyl flooring.

### Kitchen/Breakfast Room

16' 8" x 16' 3" (5.08m x 4.95m) (Side & Rear Aspect) Exceptionally well fitted with an attractive kitchen comprising inset single drainer sink unit with mixer tap and cupboards under, excellent range of base cupboard and drawer units to include pan drawers with Corian work surfaces over, inset four-ring AEG induction hob with brushed stainless steel extractor hood over, tall pantry cupboard, integrated fridge and freezer, integrated Bosch double oven with cupboards over and under and two tall shelved cupboards, matching wall cupboards and open shelving, part-tiled walls, double and single radiators, attractive wood effect laminated flooring, door to the dining room and garden room, opening to.

### STUDY/HOME OFFICE

10' 9" x 7' 9" (3.28m x 2.36m) (Front Aspect) Radiator, wood effect laminated flooring, opening to:



#### Inner Hall

7' 7" x 5' 5" (2.31m x 1.65m) (Front Aspect) To include a built-in double utility cupboard with space and plumbing for an automatic washing machine and tumble dryer together with shelving, radiator, attractive wood effect vinyl flooring.

#### Shower Room

7' 7" x 5' 0" (2.31m x 1.52m) (Side Aspect) With white contemporary suite comprising of tiled corner shower cubicle with rainwater shower and hand-held shower, wall-mounted hand basin with mixer tap, pop-up waste and tiled splashback, low-level WC, wall light point, extractor fan, attractive wood effect vinyl flooring.

#### Garden Room

14' 0" x 7' 0" (4.27m x 2.13m) (Triple Aspect) Glazed door to the rear garden, and wood effect vinyl flooring.

#### Landing

28' 8" x 5' 1" (8.74m x 1.55m) (3' 9" minimum) Radiator, carpet, access to roof space.

#### Principal Bedroom

16' 4" x 11' 11" (4.98m x 3.63m) (Rear Aspect) Double radiator, carpet.

#### En-suite

7' 9" x 3' 5" (2.36m x 1.04m) With white contemporary suite comprising of tiled double shower cubicle with rainwater shower and hand-held shower, extractor fan, wall-mounted hand basin with mixer tap and pop-up waste, tiled splash-back, low level WC, radiator, attractive wood effect vinyl flooring.

#### Bed room 2

16' 2" x 13' 3" (4.93m x 4.04m) (12' 3" minimum) (Rear Aspect) Built-in cupboard housing the Alpha gas fired boiler which serves the central heating and domestic hot water, two radiators, carpet, ceiling coving.

#### Bed room 3

11' 9" x 10' 9" (3.58m x 3.28m) (Rear Aspect) To include double fitted wardrobe, double radiator, carpet, door to dressing room/study.

#### Dressing Room

8' 9" x 7' 10" (2.67m x 2.39m) (Rear Aspect) Double radiator, carpet.

#### Bed room 4

7' 11" x 7' 11" (2.41m x 2.41m) (Side Aspect) With built-in cupboard housing the hot water tank with a hanging rail, radiator, carpet, Velux window.

#### Family Bathroom

11' 1" x 6' 8" (3.38m x 2.03m) (Side Aspect) A bright and airy room fitted with a contemporary white suite comprising of panelled bath with mixer tap and pop-up waste, low level WC

with concealed cistern, vanity hand basin with mixer tap, pop-up waste and drawers under, tiled splash-back, tiled double shower cubicle with rainwater shower and hand-held shower, inset ceiling downlights, feature radiator, attractive wood effect vinyl flooring, two wall light points, two Velux windows.

#### Outside

The front garden has been gravelled for ease of maintenance, has a number of shrubs and bushes and is retained by an attractive red brick wall. A timber gate leads through to the attractive and good-sized south facing rear garden which is predominantly laid to lawn with attractive borders of shrubs, bushes and a variety of trees. There is a good-sized paved patio and extensive gravelled area with timber garden shed with power and light. The whole garden is well screened by established hedging. There is a very good-sized concrete driveway providing parking for numerous cars and within the driveway an electric car charger, outside lighting and an outside tap.

#### Services

Mains water, electricity and drainage are available.

#### Local Authority/Council Tax

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN

Tel: 01263 513811

Tax Band: To be confirmed

#### EPC Rating

The Energy Rating for this property is D. A full Energy Performance Certificate will be available on request.

#### Important Agent Note

Intending purchasers will be asked to provide original Identity Documentation and Proof of Address before solicitors are instructed.

#### We Are Here To Help

If your interest in this property is dependent on anything about the property or its surroundings which are not referred to in these sales particulars, please contact us before viewing and we will do our best to answer any questions you may have.

#### Directions

what3words: input.hopefully.love

