



NURSERY LANE
HOCKWOLD, IP26 4ND

OIEO £350,000
FREEHOLD

Chilterns

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Chilterns

An outstanding period former farmhouse occupying a unique location in generous grounds and boasting extensive accommodation including six bedrooms, three reception rooms, a cellar, former dairy, bakery and stables. Unspoilt with original period features including sash windows and Victorian fireplaces. Now in need of complete refurbishment.

SITUATION LOCATION

Old Manor Farm is a substantial period house, formerly a farmhouse, and situated on the eastern side of the popular west Norfolk village of Hockwold. Occupying a generous plot with formal gardens to the south west, this delightful and charming residence boasts extensive accommodation including six first floor bedrooms, three reception rooms, a cellar and farmhouse kitchen. Improvements to the property have been limited over the years, thus the house remains largely unspoilt, having retained many of its period features including sash windows with shutters and Victorian fireplaces. Once forming part of a working farm, the house also includes a former dairy room and bakery which still contains the original bread ovens.

The house sets an imposing scene with gardens on all sides, but predominantly to the West and there is a useful garage as well as a substantial former stable block.

We understand that the property has remained in the same ownership since 1908. Now available to purchase on the open market, Old Manor Farm awaits the right purchaser to breath new life into it and restore this beautiful home to its former glory.

The Norfolk village of Hockwold contains the usual village amenities including a shop; public houses and a church, as well as a primary school. The Suffolk market town of Brandon lies approximately 4 miles to the South-East and the larger town of Thetford is approximately 10 miles away. The Thetford Pine Forests are only a short distance.





RECEPTION HALLWAY

With staircase to first floor.

DRAWING ROOM 16' 4" x 15' 11" (4.98m x 4.87m)

Original sash windows with shutters; Victorian cast iron fireplace with tiled inset and hearth.

SITTING ROOM 15' 7" x 14' 5" (4.76m x 4.41m)

Bay with sash windows; Victorian cast iron fireplace with tiled inset and hearth, alcove storage cupboard.

INNER HALL

LAUNDRY/WALK-IN PANTRY 8' 11" x 8' 9" (2.74m x 2.67m)

With Butler sink.

DINING ROOM 20' 5" x 14' 10" (6.23m x 4.54m)

Solid fuel enclosed fire set in Victorian fireplace with quarry tiled hearth; sash windows with shutters enclosed staircase to first floor; Steps leading down to:

CELLAR 15' 7" x 14' 7" (4.75m x 4.45m)

REAR LOBBY With door to outside.

FARMHOUSE KITCHEN 20' 10" x 14' 9" (6.37m x 4.50m)

With range of built-in cupboard units including under stairs storage cupboard; double drainer enamel sink unit with cupboards below; sash windows; door to outside; floor mounted oil fired boiler; brick floor; doors leading to enclosed porch; enclosed staircase leading to first floor; door with steps leading down to:

FORMER DAIRY 21' 6" x 14' 6" (6.56m x 4.44m)

With pamment floor; windows with shutters, covered way (off Kitchen). Leading to:

FORMER BAKERY 20' 9" x 14' 4" (6.35m x 4.39m)

With original fireplace and cooking ranges, bread oven and copper vaulted roof; sliding access doors to Nursery Lane; original brick floor.

LANDING

Sash window with stained glass panes.

BEDROOM 16' 4" x 16' 0" (4.99m x 4.88m)

Victorian Cast iron fireplace with tiled inset; sash window to Westerley aspect.





BATHROOM 12' 8" x 6' 5" L-Shaped (3.88m x 1.96m)

With two steps up from landing; panelled bath, wash basin and high-level W.C; airing cupboard with lagged copper cylinder and immersion heater.

BEDROOM 16' 0" x 15' 0" (4.90m x 4.58m)

Victorian cast iron fireplace with tiled inset and hearth; storage cupboard; doorway with steps leading down to:

BEDROOM 21' 0" x 14' 2" (6.41m x 4.33m)

Large walk-in wardrobe with insulated copper cylinder and immersion heater; doorway with steps leading down to:

HALF LANDING

With staircase leading down to dining room.

INNER LANDING

SEPARATE W.C Sloping ceiling.

BATHROOM 9' 10" x 7' 4" (3.01m x 2.26m)

Panelled bath and pedestal wash basin. Sloping ceiling.

BEDROOM 14' 2" x 10' 11" (4.33m x 3.35m)

Sloping ceiling.

BEDROOM 13' 8" x 11' 8" (4.18m x 3.58m)

Sloping ceiling.

BEDROOM 14' 0" x 10' 2" (4.28m x 3.11m)

Sloping ceiling; staircase leading down to Kitchen.

OUTSIDE

Vehicular access is off nursery Lane. The large established gardens include a formal garden to the West that is predominantly lawned and partially fenced. There is a further area of garden land situated behind the kitchen and former bakery and adjacent Nursery Lane. This is again predominantly lawned and includes a:

GARAGE BUILDING WITH INSPECTION PIT.

There is also a formal walled garden to the north facing elevation as well as a grassed area that is enclosed by a combination of walling, fencing and chain-link fencing. A covered way contains the oil tank and access onto Nursery Lane. Fronting nursery Lane is the:

FORMER STABLE BLOCK

Of brick and chalk lump construction under a pantiled roof, with two in stable doors.

CONSTRUCTION Combination of Flint, brick and Chalk lump construction under pantiled roofs.

EPC RATING

COUNCIL TAX BAND Band E

SERVICES Mains water and electricity are connected. Septic tank drainage.

Part Oil Fired Central heating to radiators.

AGENTS NOTE Please be advised that sale of this property is subject to Grant of Probate being granted.





