



Old Manor Farm
Dog Lane | Horsford | Norfolk | NR10 3DH

 FINE & COUNTRY

THE PERFECT MATCH



“Old and new are found in harmony here, with period character seamlessly flowing into contemporary charm. Incredibly private and feeling refreshingly secluded, this is a place in which you can truly relax and get away from it all. Yet you’re walking distance from a village bursting with amenities and just a short drive from the Broadland Northway, the airport and the city centre.”



KEY FEATURES

- A Beautiful Period Farmhouse with a Large Modern Extension situated in the Popular Village of Horsford
- Six Bedrooms and Three Bath/Shower Rooms
- The Principal Bedroom benefits from a Walk-In Wardrobe and an En-Suite
- Kitchen with Aga Range, Open Plan to the Dining Room
- Separate Utility Room with WC
- Two Reception Rooms plus Two Studies
- Four Car Garage with WC Facilities and Large Games Room Above
- Potting Shed and Wood Store for Log Burner
- The Grounds extend to 1.024 acres (stms) with Fruit Trees and a Summerhouse
- Gated Long Drive Approach with Plenty of Parking
- The Accommodation extends to 5,945sq.ft
- Energy Rating: E

If you love the idea of life in the country but you don't want to leave civilisation behind, this will fit the bill. A beautiful house with oodles of space inside and out, also offering peace, tranquility and greenery, yet a couple of minutes' drive from the airport and main road. It beautifully balances privacy and accessibility and is a fine family home.

Moving With The Times

It's thought the original farmhouse dates back to the 18th century, with the front a Victorian addition. The house became sadly neglected in more recent times and was then lovingly renovated by a previous owner around 20 years ago. They also added a magnificent modern extension with a ground floor family room, garage with games room above and a stunning principal bedroom suite incorporating a Juliette balcony. It gives the property a unique blend of old and new, each part of the property telling its own story and having its own individual character. The current owners fell in love with their home the moment they stepped into the hallway and saw the original bread oven that sits beside the fireplace. There are some truly wonderful features here, both old and more modern, including a large Aga in the kitchen, lovely fireplaces in the bedrooms, exposed brick walls and an original staircase.





KEY FEATURES

Beautifully Finished Throughout

The owners have made further improvements during their time here, replacing one of the staircases with a bespoke Cullum and Clarke light oak one with glass panels, and updating the utility for a more seamless and tidy appearance with integrated appliances and plenty of storage. They love the way that different parts of the house come into their own in different seasons, with the family room an amazing place for family gatherings, large windows framing views to both the front and rear gardens. The kitchen is open plan to the dining room for day to day dining or you could set it up as a more formal dining area. The original sitting room makes a wonderfully cosy snug and a more intimate space for quiet reading or watching TV. The games room is currently also used as a gym – useful for lunchtime workouts, no gym membership or travel required! It would also make a great home office or den for teens. You could even look to make this part of the home a self-contained annexe.

Exploring The Area

Outside, the garden is home to abundant wildlife, including herons, jays, kingfishers, ducks and moorhens. The owners have also seen muntjac, one of which likes to sit in front of the kitchen window just beneath a hedge and seems very happy taking shelter there! The garden is perfect for children playing or for summer barbecues with family and friends, with the south facing patio directly outside the family room being a fabulous suntrap. There are productive apple and plum trees out here too, as well as a summerhouse. You're only a few minutes' walk from Horsford woods, which is ideal if you have a dog, and there are lots of amenities accessible on foot within the village, including highly regarded schools, shops, pubs, takeaways and more. What's more, the Broadland Northway is close by, which makes it incredibly easy to get out and about across the area, whether that's over to the airport or out on the A47 – and the popular seaside town of Cromer is around 30 minutes from here. You have a lovely balance here, feeling very rural and secluded but being incredibly accessible, which is something the owners will miss and something you're sure to appreciate.

































INFORMATION



On The Doorstep

The property is conveniently located in the village of Horsford just 10 minutes from Norwich city centre. The village of Horsford boasts its own primary school, village hall, GP surgery and chemist, with a renowned Indian restaurant and takeaway down the road, a Chinese, fish and chip shop, pub, supermarket, butchers and bakery.

How Far Is It To?

Horsford is approximately 6 miles north of Norwich with its wide range of cultural and leisure facilities including Chapelfields shopping centre, cinemas and theatres. There are also a number of very good schools in both the state and private sectors. There is an International Airport on this side of Norwich, while a main line railway station in the city centre offers direct links to London Liverpool Street with a fastest journey time of 1 hour 30 minutes. Wroxham and the Norfolk Broads can be found approximately 10 miles to the east offering various tourist and water activities.

Directions

Proceed out of Norwich on the Cromer Road (A140) At the roundabout, take the 2nd exit onto the Broadland Northway/A1270 slip road to Holt/Horsford/B1149. At the roundabout take the 2nd exit onto Brewery Lane and at the next roundabout take the first exit onto Holt Road/B1149. Turn left onto Dog Lane and the property will be found on the left hand side.

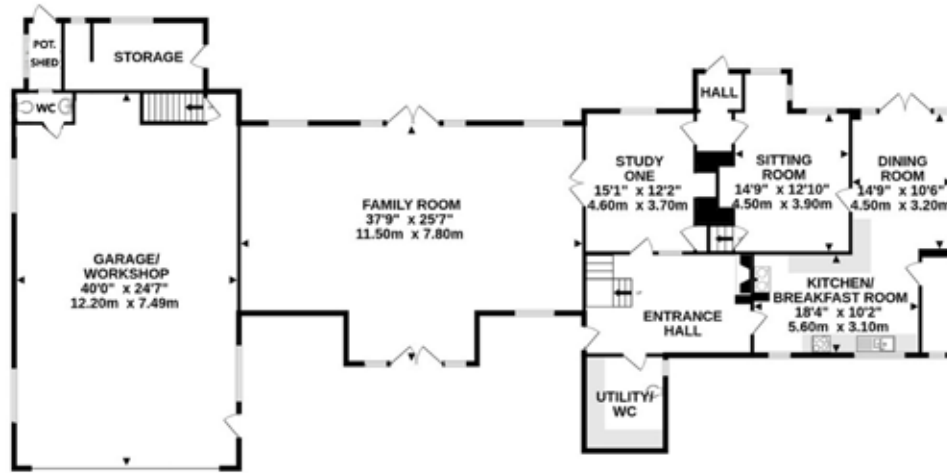
Services, District Council and Tenure

Oil Central Heating - Underfloor to Ground Floor, Mains Water, Septic Tank
Electric Heating to Games Room
Fibre to Premises Broadband Available - vendor uses EE
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
Broadland District Council - Council Tax Band G
Freehold

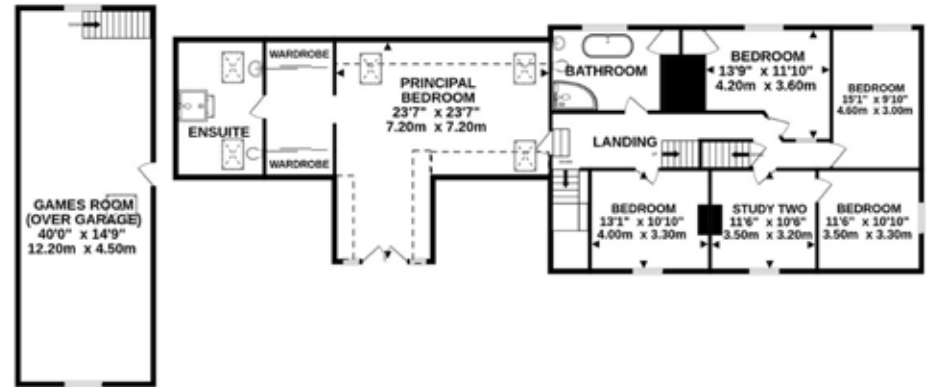
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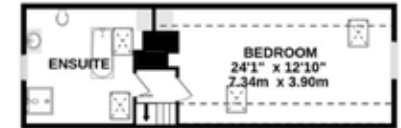
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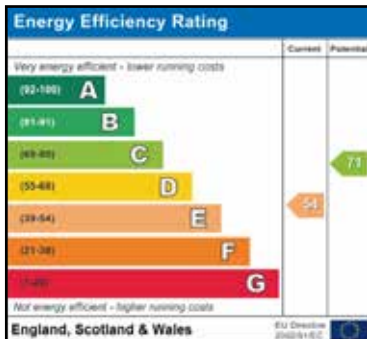
GROUND FLOOR
3130 sq.ft. (290.8 sq.m.) approx.



1ST FLOOR
2308 sq.ft. (214.5 sq.m.) approx.



2ND FLOOR
507 sq.ft. (47.1 sq.m.) approx.

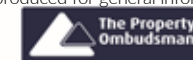


TOTAL FLOOR AREA : 5945 sq.ft. (552.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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For a free valuation, contact the numbers listed on the brochure.





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