



The Manor House
Browston Lane | Browston | Norfolk | NR31 9DP

 FINE & COUNTRY

TO THE MANOR BORN



“Close to the Broads and the beach, glorious open countryside on the doorstep, this character home enjoys an idyllic yet convenient setting.

Recently renovated and lovingly maintained, it’s full of beautiful features and has a wonderfully welcoming feel. A fabulous entertaining kitchen and cinema room make it perfect for social gatherings, with plenty of space as a family home. Generous gardens and a high degree of privacy are the icing on this most attractive cake!”



KEY FEATURES

- A Stunning and Immaculately Presented 17th Century, Grade II Listed Manor House located in the Village of Browston
- Benefitting from Four Bedrooms and Four Bathrooms
- Spacious and Cosy Sitting Room with an Open Fireplace Wood Burning Stove
- Dual Aspect Dining Room with a Wood Burning Stove
- Large Open Plan Kitchen/Breakfast Area with Aga
- Spacious Laundry/Utility Room
- Professional Cinema Room
- The Private Gated Driveway leads to Ample Off Road Parking and a Double Cart Shed
- The Beautiful and Extensive Gardens include a Summer House with Hot Tub and a Shed
- The Accommodation extends to 2,335sq.ft
- No EPC Required

This impressive, thatched farmhouse dates back to the early 1600s when it was built as two farm cottages with a dairy where the kitchen now stands.

Two Become One

Having been in the same ownership for decades, previous owners carried out a full programme of restoration and refurbishment, with further upgrades made after this, so when the current owners came here, the property offered plenty of period charm with no work to do. It's been beautifully finished in calming colours and classic style that allow the original features to shine through and take centre stage. From the moment you make your way down the drive and catch a glimpse of the pretty property with its thatched elevations, the appeal is clear to see!

For All Ages

The heart of any fine farmhouse is the kitchen and this is no exception. The Aga keeps it cosy, while the island can seat a good number of people, so it's perfect for a busy family with lots of comings and goings, as well as for social occasions. The cinema room is another draw and a hit with the owners, their friends and even their grandchildren. Two generous and similar sized reception rooms can be found on the ground floor, full of character, including oak beams, and each with a log burner. The owners use one as a formal dining room and one as a sitting room, and both are dual aspect, warm in winter and refreshingly cool on hot summer days.





KEY FEATURES

Exploring Upstairs

Upstairs, the house is unusual in that two of the four bedrooms are en-suite, with the other two sharing a shower room on the first floor, plus another on the ground floor. All the bath and shower rooms are contemporary but carefully chosen to suit the house, and all the bedrooms are a good size. The owners love having the space to host their children and grandchildren and all three generations have made many happy memories here. As you might imagine, the house looks amazing when decorated for Christmas – and the layout really does lend itself to entertaining.

Walks And Wildlife

Outside there's a large private garden, set well back from the road so it feels secluded. The owners enjoy watching the varied wildlife passing through or overhead. The garden has plenty of room for children to play, and also offers a summerhouse with a hot tub plus a shed and cart shed. If you wanted to try your hand at growing your own, or keeping chickens, there's space to do that too. The owners love the tranquility of the setting here, far enough from the neighbours that you're in a world of your own, yet it's surprisingly well connected. The handsome Victorian seaside town of Gorleston is just a few minutes' drive from here and has schools, shops and everything you need day to day. You have the beach in one direction and the Broads in the other, with plenty of countryside to explore.

























INFORMATION



On The Doorstep

The charming village of Browston can be found just south of Bradwell midway between Great Yarmouth and Lowestoft. Haddiscoe station is just over 3 miles away and serves Lowestoft and Norwich. Oulton Broad is 7 miles distant and has an extensive range of amenities including leisure, cultural and shopping facilities as well as a rail link to Norwich then on to London. The area is well served by state and private schools.

How Far Is It To?

Gorleston On Sea is 3.5 miles to the east with its wonderful sandy Edwardian beach, thriving town centre with shops, banks, restaurants, hotels and bars. The nearest schools are Moorlands Primary School in Belton and High Schools in Gorleston. Independent schools are Langley School near Loddon which is 14 miles to the west or St Felix School which is 22 miles to the south. Beccles is approximately 11 miles southwest and offers a large and diverse shopping centre, amongst the narrow streets and fine Georgian buildings but keeping its 'olde worlde' charm with its small, unique shops. Beccles also has two supermarkets and a sailing club with it being on the extremes of the Norfolk broads. Norwich lays approximately 22 miles west and offers a wide range of leisure and cultural facilities as well as a main line rail link to London Liverpool Street and an international airport. The thriving seaside town of Southwold is easily accessible on the east coast and is around 35 minutes by car.

Directions - Please Scan QR Code Below

When leaving Beccles take the A146 towards Norwich. At the roundabout take the 3rd exit onto the A143 towards Haddiscoe. Drive for approximately 8.5 miles, through the villages of Haddiscoe, St Olaves and Fritton. When you reach Belton, take a right-hand turn at the crossroads onto Lound Road. Turn left onto cherry lane and at the junction turn right onto Browston lane. The property will be found on your right opposite Browston Hall.

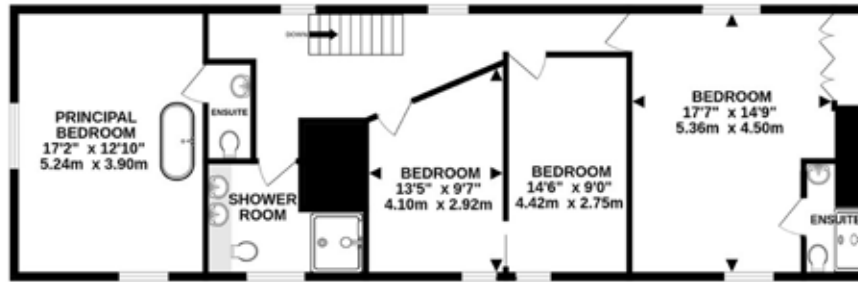
What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... pads.mountains.stole

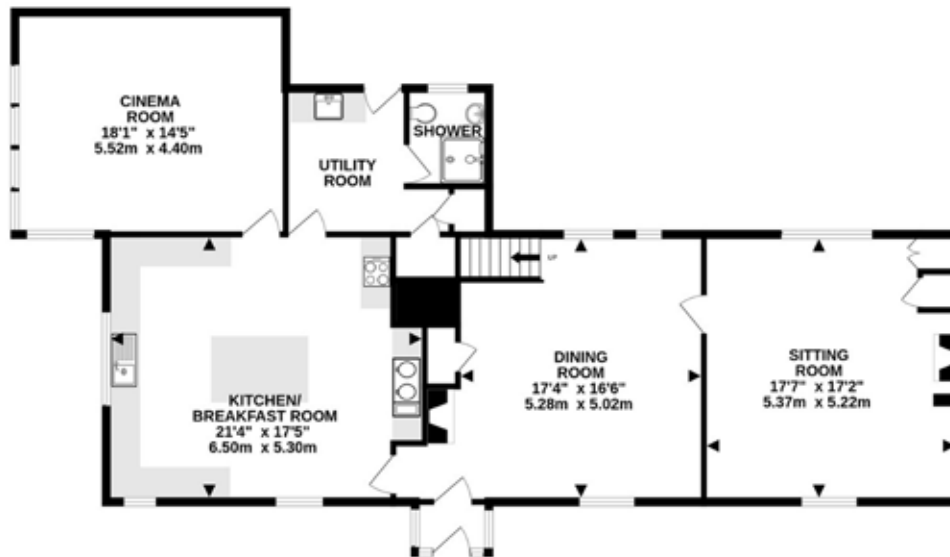
Services, District Council and Tenure

Oil Central Heating, Wood Burner, Mains Water, Private Drainage via Septic Tank
Ultra Fast Broadband Available - please see www.openreach.com/fibre-checker
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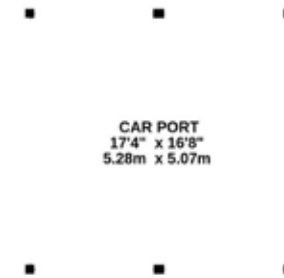
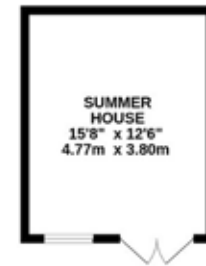




1ST FLOOR
957 sq.ft. (88.9 sq.m.) approx.



GROUND FLOOR
1378 sq.ft. (128.0 sq.m.) approx.



OUTBUILDINGS
473 sq.ft. (43.9 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING OUTBUILDINGS) : 2335 sq.ft. (216.9 sq.m. (approx.)
TOTAL FLOOR AREA : 2808 sq.ft. (260.8 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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