



Bush House
Church Road | Sutton | Norfolk | NR12 9SA

PITCH PERFECT



This attractive mid-Victorian property sits in ten acres of land, offering huge flexibility and potential. Currently part used as a campsite, and part rented for livestock, there's the chance of a useful income too.

Nestled in open countryside with views over to the beautiful village church,
the house enjoys an idyllic location, yet it's also walking distance from the river.
A short drive from the coast and close to a market town that has a thriving high street.



KEY FEATURES

- A Handsome Victorian Property situated in the Norfolk Broads Village of Sutton
- Five Double Bedrooms, Two En-Suites and a Family Bathroom
- Kitchen/Breakfast Room with Separate Utility, Boot Room and WC
- Four Reception Rooms plus a Study
- The Grounds extend to around 10 acres and Offer Income Potential with a Five Pitch Campsite and Livestock Rental Opportunities
- Top Quality Agricultural Land with Raised Vegetable Beds
- Large Thatched Period Barn with Attached Store Rooms and Triple Garage with Solar Panels and Tesla Battery
- CCTV and Alarm System
- The Accommodation extends to 2,825 sq.ft
- Energy Rating: D

Live your rural dream without compromise, right here at this beautiful country home. Whether you want to raise your children with fresh air and freedom, become self-sufficient, have livestock or a pony, sail on the Broads, or you're simply looking for more space, this home hits the spot!

Finding 'The One'

When they first came here, the owners knew they wanted to live in this area but hadn't seen the right home. As soon as they saw this, they knew they'd found the one! It was originally two cottages, then a farm, with the house most likely dating from the 19th century. The thatched barn that comes with the property is thought to be older, with the foundations of a 17th century building. The house has been altered and extended over the years, but retains a wealth of character and the glorious proportions of mid-Victorian properties. During their time here, the owners have carried out works including opening up the kitchen and replacing most of the windows. The result is a home with period charm where the hard work has been done for you.

Great Versatility

The house has plenty of room for a growing family, with children of any age, and would also suit an active retired couple who love to host family and friends. There are four reception rooms, the sitting room and dining room each with a feature fireplace, the latter leading to a pretty garden room that faces south and east, so is wonderfully bright and quick to warm up in the spring and autumn sunshine. There's also a useful study.





KEY FEATURES

The heart of the home, as with any country residence, is the kitchen. The owners have opened this up so you have space for both seating and dining and it's a lovely sociable spot. You're well set up for the practicalities of country life, with a boot room and utility. You can leave your muddy boots, or dry off your dogs here before coming into the rest of the house. Upstairs, all five bedrooms are doubles. Two have their own en-suite, while the others share the family bathroom.

Everything Accessible

There's much more to see outside, including a large thatched barn with plenty of storage, adjoining a triple garage, with solar panels across providing electricity. Part of the land forms a small campsite with five pitches, while another part consists of raised beds where you can grow fresh produce. You have Grade 1 agricultural land here, so the owners have found everything to grow really well. They have planted the garden to attract wildlife, so you'll see everything from owls to kestrels and enjoy a huge variety of garden birds too. There are a few local stories about the land here - one of the fields is called 'the lance' and it's said jousting used to take place here. The owners have used it for sheep and it's also been home to rescue horses. The owners have been told that the Sutton shield was found here - a Bronze Age copper shield now owned by the Castle Museum in Norwich and described by them as "the most impressive item of weaponry found in Norfolk". There are beautiful walks and trails to cycle all across this area and you have access to spectacular countryside, but you're also part of a year-round community, with a primary school down the road and a village hall hosting groups and events. Although you feel nice and rural here, you're well catered for if you fancy a bite to eat, or simply need schools and shops nearby. You're just 2 miles from Stalham, which has everything you need, with further supermarkets in North Walsham. You can walk to Hickling Broad, or to Sutton Staithe, which is just half a mile from the property. Hop in the car and visit the seal colony at Horsey or Winterton, or walk from Sea Palling or Cart Gap, grab coffee and cake at Happisburgh - it's all so easy here.













































INFORMATION



On The Doorstep

The property is handily located for easy access to the centre of Wroxham (6 miles), which is the centre of the Norfolk Broads and is known as a National Park. From here you can explore the wealth of broads and backwaters at one's leisure. Wroxham boasts the Roys of Wroxham department store, individual boutiques, a range of eateries, banks and tourist attractions. The Norfolk coast is an area of outstanding natural beauty and is close at hand with a number of golf courses and other leisure facilities close by.

"Wroxham is a fantastic village with everything you need and this is such an attractive area, brilliant for sailing, walking, cycling and bird watching. We're 15 minutes from the coast and can easily get to Norwich too."

How Far Is It To?

You have easy access to the city of Norwich which is approximately 16 miles to the south west with its large array of cultural and leisure facilities, including Chantry Place shopping centre, bars, restaurants, theatres and cinemas. There are several good schools in both the state and private sectors as well as the University of East Anglia. Norwich has a main line station to London Liverpool Street with an approximate journey time of 1 hour 50 mins, also providing commuter trains to Cambridge. There is an international airport to the north side of the city and access to most major trunk roads. From the A11 Newmarket Road, Cambridge lies approximately 60 miles to the south-west and Newmarket 47 miles.

Directions

Leave Norwich on the A1151 Wroxham Road. Proceed through the Broadland village of Wroxham, by-pass Stalham whereby shortly after take a left hand turn into Moor Road, then left onto Old Yarmouth Road. Turn right onto Rectory Road and then right onto Church Road. Follow the road for a short distance and the property will be found on the right hand side clearly signposted with a Fine & Country For Sale Board.

Services, District Council and Tenure

Oil Central Heating, Mains Water
Private Drainage via Septic Tank with Pump System to Mains
Cable Broadband Available - vendor uses BT
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
North Norfolk District Council - Council Tax Band F
Freehold

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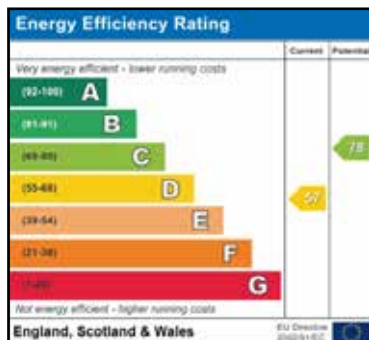
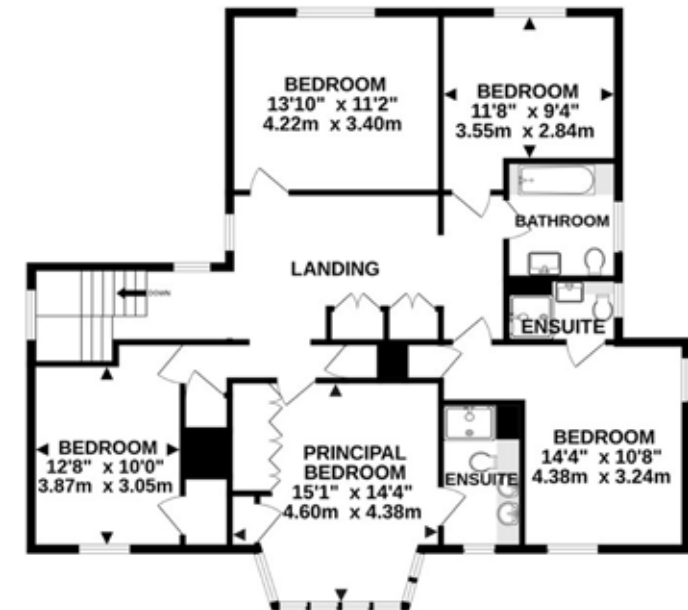
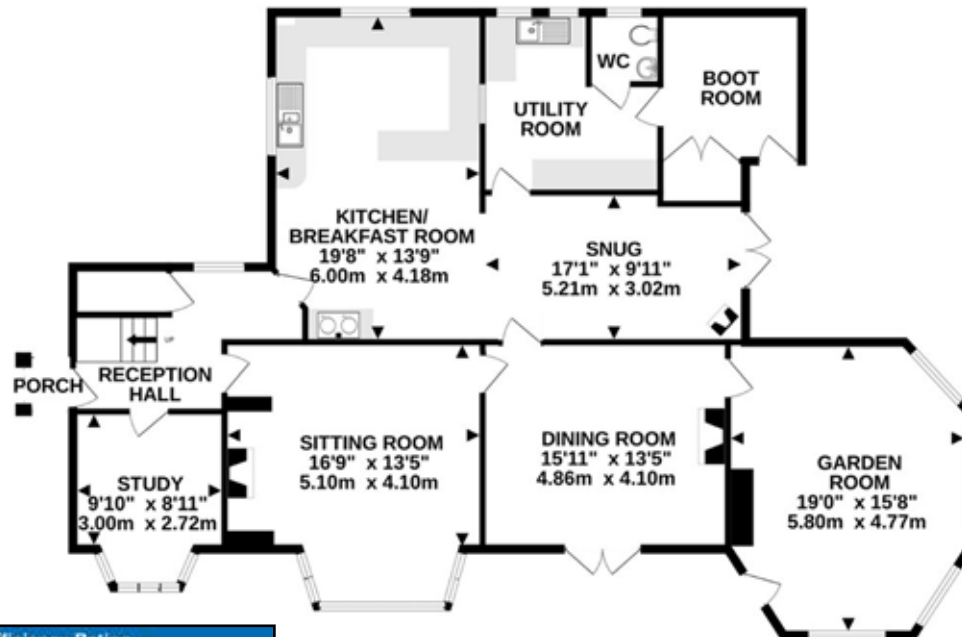
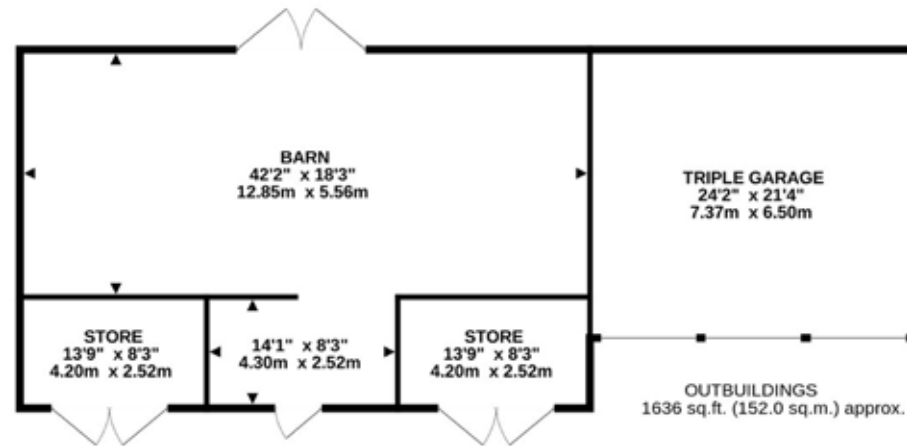


FLOOR AREA - HOUSE (EXCLUDING OUTBUILDINGS) :

2825 sq.ft. (262.4 sq.m.) approx.

TOTAL FLOOR AREA : 4461 sq.ft. (414.4 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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