



BOUNDARY FARM

Reepham Road, Briston, NR24 2JN
Guide Price £775,000





BOUNDARY FARM

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DESCRIPTION

Boundary Farm is a detached residence situated in a private rural setting on the outskirts of the village of Briston. The property is approached via a gravelled driveway providing ample off road parking which leads to a large cart port. The delightful, mature private garden grounds of just over an acre, are a wonderful feature of this property, boasting formal lawned gardens, a variety of mature trees, shrubs and plants, a summerhouse and a lake with the benefit of a lake room/studio, offering a fabulous entertaining space.

The property has been tastefully modernised by the current owners and offers three reception rooms, an open plan kitchen/dining room and separate utility room, cloakroom, five bedrooms including a master suite with en suite shower room and dressing room, two double bedrooms with en suite shower rooms and a further family bathroom. Boundary Farm benefits from oil fired central heating and offers extremely flexible accommodation.

LOCATION

Briston is a busy and expanding settlement with a good range of facilities including shops, pub, primary school as well as sports and community centres. Melton Constable adjoins to the west where there is a doctors' surgery. There is attractive countryside surrounding with the Stody Estate nearby and the coastal Area of Outstanding Natural Beauty beyond. The North Norfolk Coast has fine walking, golfing, sailing and bird watching activities.

The beautiful Georgian town of Holt is approximately three miles away and has been well preserved with an attractive range of boutique shops, cafes and restaurants. Gresham's Public School is situated within Holt and was originally founded in 1515 and provides pre-prep, prep and senior schools.

The cathedral city of Norwich is just twenty miles away from where there are direct trains to London Liverpool Street. Norwich Airport is a convenient worldwide gateway via Schiphol Airport.



SPECIFICATION

- Detached Residence
- Situated on the outskirts of the village of Briston
- Garden Grounds extending to just over 1 Acre (stms)
- Driveway providing Ample Off Road Parking
- Detached Cart Port
- Renovated Throughout by Current Owners
- Three Reception Rooms
- Open Plan Kitchen/Dining Room
- Utility Room & Cloakroom
- Master Suite with En-Suite & Dressing Room
- Two Double Bedrooms with En-Suites
- Two Further Bedrooms
- Family Bathroom
- Oil Fired Central Heating
- Lake Room/Studio & Summerhouse
- Extremely Flexible Accommodation

GENERAL REMARKS & STIPULATIONS

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





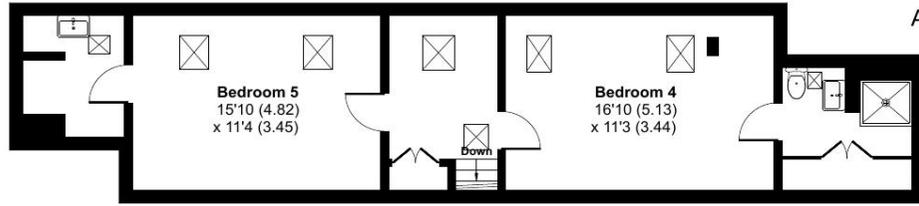
Reepham Road, Briston, Melton Constable, NR24

Approximate Area = 2730 sq ft / 253.6 sq m (excludes carport)

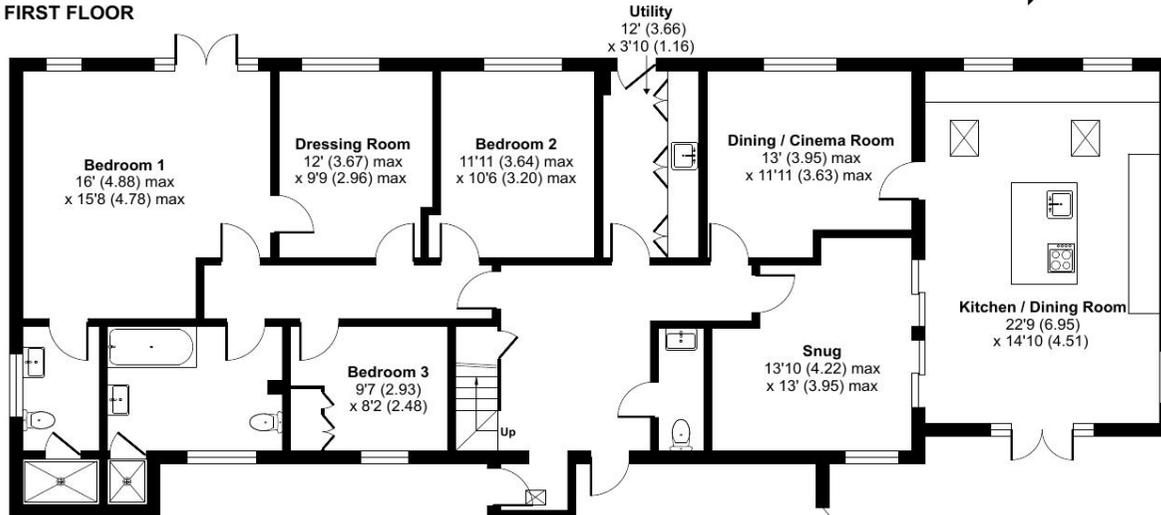
Outbuildings = 320 sq ft / 29.7 sq m

Total = 3050 sq ft / 283.3 sq m

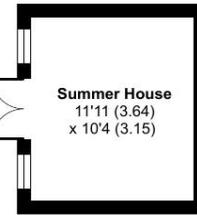
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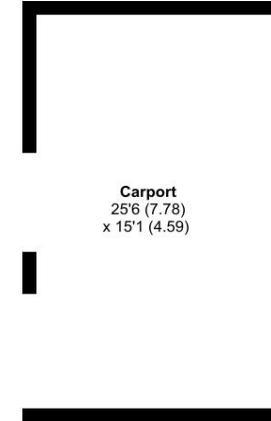
FIRST FLOOR



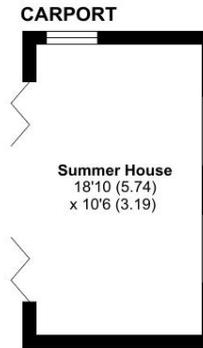
GROUND FLOOR



OUTBUILDING 2



Carport
25'6 (7.78)
x 15'1 (4.59)



OUTBUILDING 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Brown & Co. REF: 1362437

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