



Walnut Tree Farm

Seething Road, Kirstead, NR15 1EG

BROWN & CO



Walnut Tree Farm, Seething Road, Kirstead, NR15 1EG

A Listed timber framed period property dating back to the 15th Century with accommodation on two floors and 5/6 bedrooms. Barn, carport, delightful grounds amounting to approaching 2½ acres (stms). Private rural South Norfolk location about 9 miles from Norwich.

Guide Price £775,000 - £800,000



DESCRIPTION

Walnut Tree Farm comprises a timber framed period property constructed of brick and flint with later additions and dating back to the 15th Century or thereabouts.

The house is Listed Grade II as a property of architectural and historic interest and has enormous potential for a number of different buyers.

The house has not come to the market for well over 50 years, having initially been part of the Brooke Hall Estate when it was in the ownership of the Kerrison family. The vendor has nurtured the property over the last 35 – 40 years, retaining all the charm and character of the house, and in particular restoring the second floor which is a major feature of the property, with open plan accommodation suitable for a number of purposes.

The house itself includes suitable reception rooms with the entrance either side of the main dining room and sitting room, with easy access to the kitchen and shower room, along with breakfast room, utility room and garden room. There are four bedrooms on the first floor plus dressing room and family bathroom. The second floor provides the open plan attic accommodation.

The property presents a wonderful opportunity and interested parties will see how the vendor has retained the character, with exposed beams and all the detail has been retained.

The joy of the property rests with the unspoilt location and privacy. The property enjoys all the component parts of a fine country home, being approached from the front and including formal gardens, two ponds, conservation areas and a former rickyard all included and well clothed with trees and shrubs, with great scope for the enthusiastic gardener.

Any buyer will want to take the house on to the next phase and it is likely that such works would include installation of new kitchen and bathroom equipment and re-arrangement of rooms to a certain extent and redecoration. All works would be subject to planning consent and Listed Building Consent.

Otherwise, the barn and carport which are included with the property are important additions.

The 18th Century timber framed barn is timber clad with concrete base and electricity connected. It is currently used for general storage purposes with a small portion at the rear converted as an annexe and created for use in the summer months. The whole offers a great deal of potential and could be adapted for a number of purposes, subject to the necessary planning permission and Listed Building Consent being forthcoming.

Otherwise, a 3-bay single storey open fronted cart lodge constructed of block and timber and clay lump with a pitched main roof is an important addition.

Services: Mains electricity is connected. There is a private drainage system to a septic tank. Mains water supply shared with a number of other properties – further details with the vendor's agents. No central heating.

Overage: It is the intention of the vendor to impose an overage on the barn to the rear of Walnut Tree Farm – further details on request.

LOCATION

Walnut Tree Farm is located in a rural position on the edge of Kirstead, about a mile south of Brooke, which is about 8 miles south of Norwich and within striking distance of the Waveney Valley. There are excellent local shopping and transport facilities in Brooke, nearby Loddon and in Poringland which is about 3 miles away. Bungay is about 4 miles to the south.

This is an excellent opportunity to live tucked away in a special place with no neighbours, but the property is within easy reach of communication routes and Norwich, the capital of East Anglia, with all its facilities and amenities.

The South Norfolk Broads are within easy reach via Loddon and the River Chet, linking in with the River Yare and otherwise the Suffolk Heritage Coast is about 40 minutes away.



DIRECTIONS

Proceed out of Norwich and travel south through Framingham Earl, Poringland and Brooke. Continue for about a mile on the Kirstead bypass and take the first left turning leading past the garden centre and proceed for about three quarters of a mile. The property will then be seen on the left hand side.

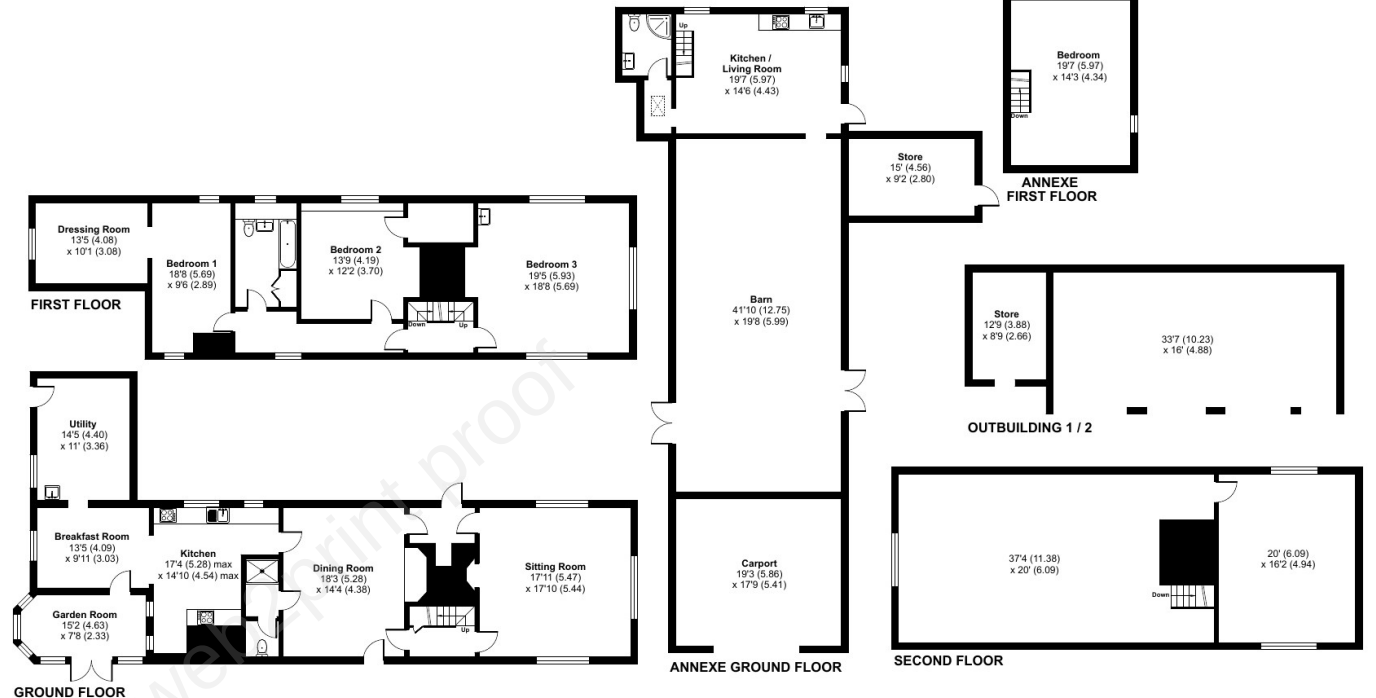
AGENT'S NOTES:

- (1) The vendor has prepared a wonderful brief history of the property with quite a lot of detail relating back to the 15th and 16th Century and including information about previous occupiers and the last tenant who occupied the house up until it was bought by the family in 1962. All of this is available for inspection/discussion with interested parties.
- (2) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (3) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871

EPC TBC





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Brown & Co. REF: 1278950

Seething Road, Kirstead, Norwich, NR15

Approximate Area = 3608 sq ft / 335.1 sq m(excludes carport)

Annexe = 1460 sq ft / 135.6 sq m

Outbuilding = 785 sq ft / 72.9 sq m

Total = 5853 sq ft / 543.6 sq m

For identification only - Not to scale

IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated April 2025. Ref. 062473

Brown&Co

The Atrium | St George's Street | Norwich | NR3 1AB

T 01603 629871

E norwich@brown-co.com

BROWN & CO

Property and Business Consultants