



- Attractive Grade II Listed, 15th Century Thatched Farmhouse
- Spacious Five Bedroom Character Property with Studio (Over 4500 Sq Ft)
- Beautifully Restored and Extended by the Current Owners ● Set In Approx. 0.6 Acres
- Stunning Mature Gardens with Swimming Pool ● Garage and Workshop
- Fabulous Lifestyle Property, Ideal for Multi-Generational Living
- New Sedge Ridge, Reed Dressing and Wire Mesh to Thatched Roof
- Offered For Sale with No Upward Chain



GENERAL AND SITUATION

Approximate Distances:

Lingwood ½ mile • Brundall 2 miles • Norwich 9 miles • Great Yarmouth 13 miles

A charming, detached, Grade II listed thatched farmhouse, with period features and a studio, set in approx. 0.6 acres of lovely mature gardens and grounds, with a swimming pool, double garage and workshop, offered for sale with **no upward chain**.

This spacious and attractive home is Grade II listed. It **pre-dates 1450 when it is documented to have been occupied by a Yeoman and his family**. It has been sympathetically restored, renovated and extended by the current owners, including the addition of a locally sourced green oak framed extension that provides a ground floor ensuite bedroom. There is over 4500 sq. ft of living accommodation, with three unique reception rooms and five double bedrooms, three with ensuite facilities. Additionally, a first-floor studio, converted from loft space in the former coach house, has been successfully utilised for Airbnb. The outdoor lifestyle at the property offers secluded and mature landscaped gardens, totaling approximately 0.63 acres, with walled gardens, a swimming pool and covered patio entertaining area. There is a useful double garage with adjoining workshop.

It has been the vendors family home for over fifteen years and is now offered for sale due to a relocation to be nearer family. All in all, a stunning **lifestyle home**, which will appeal to those wanting **multi-generational living, home working space, and/or potential income generation**.

The thriving village of Strumpshaw sits across from the Yare Valley and is roughly halfway between Norwich and Great Yarmouth. It has an **award-winning community orientated country pub**, as well as a nearby Spar (with Post Office), garage and farm shop. With almost half of the parish lying inside the **Broads National Park**, including nationally and internationally protected areas such as the RSPB's Strumpshaw Fen, and ancient woodlands designated as County Wildlife Sites, many miles of quiet roads, cycle networks and footpaths can be readily enjoyed. There are **primary schools located in the adjacent villages of Lingwood and Brundall**, which also have frequent bus and rail services connecting Norwich, Great Yarmouth and Lowestoft.

THE RESIDENCE

The farmhouse is full of character features and has oil-fired central heating and solar panels. The roof has recently been **re-ridged with sedge, reed dressed and wire netting renewed**. Throughout the residence almost all of the floors are **newly laid** using either **stone/pamment** or **solid oak/bamboo**, with many new **solid oak internal doors**, and **double glazed, oak-framed windows** throughout, except those on the south wall of the West Wing. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Main Entrance** is to the side of the property and leads into the **green oak-framed extension**, which has **limestone flooring** and was designed to **maximise natural light and complement the medieval heritage of the existing house**, as well as to link it to the original former coach house. An abundance of natural light pours through grand oak beamed windows and skylights, tracking from front to back throughout the day.





Stairs lead up to the **First Floor Studio**; and a **wheelchair accessible door** leads to a **Ground Floor Ensuite Bedroom**, with a mezzanine, giving **great flexibility for multigenerational living**. Immediately on entering the **Hallway**, there is a **Guest WC**, and at the far end a **Utility Room** with butler sink, space/plumbing for appliances and solid oak shelving.

A door leads into the main farmhouse, and into the **real heart of this home** - the **Kitchen /Breakfast/Family Room**, which features **exposed beams**, and **pamment flooring with underfloor heating**. There is an electric four oven Aga, fitted oak units and breakfast bar, double bowl Belfast sink, and numerous fitted storage cupboards, as well as ample space for free-standing furniture. A new **solid oak staircase** rises to the **First Floor**.

Off the kitchen is a **Study** which has dual aspect windows, oak flooring and **views onto the rear garden, orchard and pond**.

The very grand **Formal Dining Room** has **high ceilings with exposed beams**, **oak block flooring**, French doors opening out to the patio area, fitted shelving, a window seat and an open fireplace. The space accommodates a huge dining table for formal or relaxed gatherings of family and friends.

An original staircase from the **Dining Room** leads to the **First Floor**. On the other side of the chimney stack is the original **Front Entrance Hallway**, via which is accessed a **spacious and welcoming Sitting Room**, perfect to retire to after dinner, again with a large open fireplace, window seat overlooking the front garden, oak flooring and a fitted oak drinks cabinet.

To the **First Floor** all **Four Double Bedrooms** are generous and enjoy **beautiful views of the gardens** through leaded lattice front and rear facing windows. There is **ample storage throughout the first floor**.

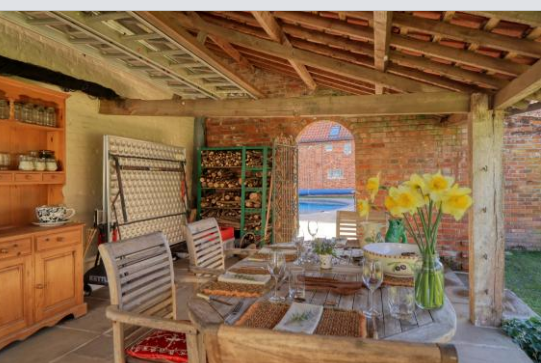
The handsome **Principal Bedroom** in the **West Wing** has a vaulted ceiling, **exposed brick fireplace**, fitted storage cupboards and a **medieval, full-height chimney**. The **Ensuite Bathroom** to this bedroom can also be accessed from the **Landing**.

In the **East Wing** the **Main Bedroom with Ensuite Shower Room** has oak flooring, a feature fireplace and a **quintessential medieval window with wooden mullions** fixed diagonally for weather protection. **Two Other Bedrooms** are served by a **Family Bathroom**.

FIRST FLOOR STUDIO / ANNEXE

The open plan **Studio/Annexe** is located above the **Workshop and Garage**, offering **privacy and independence**. The former coach house has been **elegantly converted** and is now linked to the main farmhouse via stairs in the new extension, and a set of external steps from the driveway. A **Kitchenette** at one end has fitted units, an electric oven and hob and plumbing for a washing machine. A **multi-fuel stove** sits in the **Main Living Area**, and there is a separate **Shower Room**. The studio has proved popular for **Airbnb**, providing useful income to the current owners.

01264 850700 | postbox@ruralscene.co.uk | www.ruralscene.co.uk



OUTSIDE, OUTBUILDINGS & LAND

The property is approached via a gravel driveway, with ample parking to the front of the **Double Garage**, which has sliding doors and a car pit. Adjoining the **Garage** is a **Workshop**, both buildings having power and lighting.

The beautiful gardens are a real feature of this home and have been carefully planned to give all year round interest, transforming from season to season. Wisteria, climbing roses and a grape vine adorn the walls. Magnolia blossom heralds the start of spring, roses bloom throughout the summer, and the gardener is rewarded with a plentiful variety of fruits in the autumn. Much like the internal rooms, each part of the grounds has something to offer whether that be picking fresh herbs in the kitchen garden, relaxing on the sunny swimming pool terrace in the south-facing walled garden, or dining in the amber of the setting sun on the rear garden terrace.

The delightful oval **Swimming Pool** is set within the sandstone patio area where there is a **Covered Seating/Entertaining Area**, a brick-built **Pool Room** housing the pump and filters, and an **Adjoining Store / Potting Shed**.

The front gardens are more formal, whilst to the west the **walled garden is productive**, with soft fruit bushes and vegetable beds. To the rear of the house a larger lawn with an abundance of trees and shrubs, provides **plenty of space for children to play**.

A former **Farm Pond** in the grounds attracts an **abundance of wildlife** including over forty bird species, deer, frogs, newts and wild orchids.

IN ALL APPROX. 0.63 ACRES
(About 0.25 Hectare)



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N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes. Rural Scene have visited OAKLANDS FARMHOUSE but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.



VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

BROADLAND DISTRICT COUNCIL

SERVICES

MAINS ELECTRICITY, MAINS WATER, MAINS DRAINAGE, OIL-FIRED CENTRAL HEATING, SOLAR PANELS, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold **ENERGY RATING** Exempt **COUNCIL TAX** F

DIRECTIONS

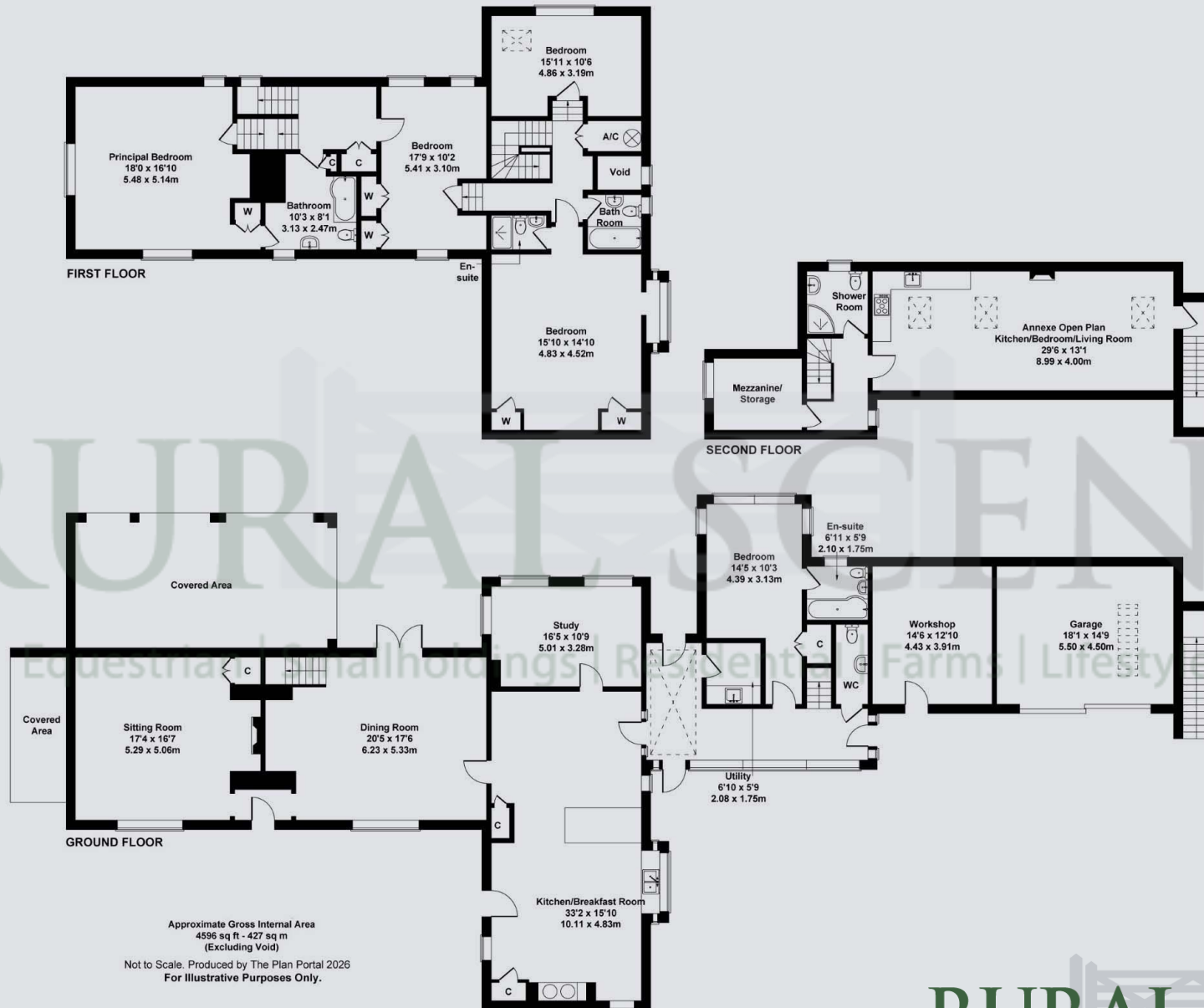
Take the A47 out of Norwich and head east. At the Postwick Interchange take the 2nd exit onto the A47 slip road towards Great Yarmouth/Brundall, then merge onto Yarmouth Road/A47. At the next roundabout, take the 3rd exit onto Cucumber Lane which turns left and becomes The Street. Follow this road through Brundall, where it becomes Strumpshaw Road and then Long Lane. Continue along Long Lane, which in turn becomes Norwich Road on entering Strumpshaw Village. After passing the Shoulder of Mutton pub, and the turning for Beech Drive on your left, the gravel driveway for Oaklands Farmhouse is the next entrance on the left. There is no For Sale board.

[what3words /// nuggets.backtrack.stun](http://what3words.com/nuggets.backtrack.stun)

RURAL SCENE

Equestrian | Smallholdings | Residential | Farms | Lifestyle

OAKLANDS FARMHOUSE 29 Norwich Road, Strumpshaw, Norfolk NR13 4AG FLOORPLAN - Ref AR8599



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