



WE BRING PEOPLE AND PROPERTY TOGETHER



# Fritton Farm House, Fritton Road, Ludham, Norfolk, NR29 5PR

Set on a plot approaching three acres in the heart of the renowned Norfolk Broads, this beautifully renovated three-bedroom period home has been lovingly restored to create an exceptional family residence. Enjoying a peaceful rural setting and surrounded by open countryside, the property is further enhanced by a collection of traditional brick outbuildings totalling nearly 2,500 sq ft, including a double carport and garage. These versatile spaces offer excellent potential for development with planning permission already granted for the conversion of one of the exiting workshops into a one-bedroom Annexe - PF/24/2680.

The picturesque village of Ludham provides a quieter alternative to the bustling Broads capital of Wroxham, while still offering a comprehensive range of everyday amenities. These include a doctor's surgery, village stores, public house, florist, restaurants, primary school, and nursery. Additional amenities, supermarkets, and schooling for all ages can be found in the nearby larger villages of Stalham and Wroxham.









- OFF-ROAD PARKING & GARAGE
- RENOVATED PERIOD PROPERTY
- PLOT APPROACHING THREE ACRES

- THREE BEDROOMS, TWO RECEPTIONS
- BEAUTIFULLY PRESENTED THROUGHOUT
- APPROX. EIGHT MILES TO THE NORFOLK COASTLINE

- RURAL YET WITHIN EASY REACH OF LOCAL AMENITIES
- PLANNING PERMISSION FOR A ONE BEDROOM ANNEXE
- OUTBUILDINGS & PADDOCK (COULD BE SOLD SEPARATELY)

The property is approached via a gated entrance leading onto a sweeping driveway, providing ample off-road parking and access to the garage, along with a front lawn garden. To the rear, further outbuildings offer parking for larger vehicles alongside a garden area with established planting. Opposite the property lies a large, enclosed paddock, ideal for equestrian use, livestock, or extended garden space.

Internally, the home is beautifully presented throughout, retaining many original features including period flooring and feature fireplaces. The accommodation comprises a welcoming hallway leading to a family sitting room and a separate dining room, both benefitting from wood-burning fireplaces. A well-appointed kitchen and a wet room are located to the rear of the property. To the first floor are three bedrooms, one with built-in storage, along with a family bathroom.

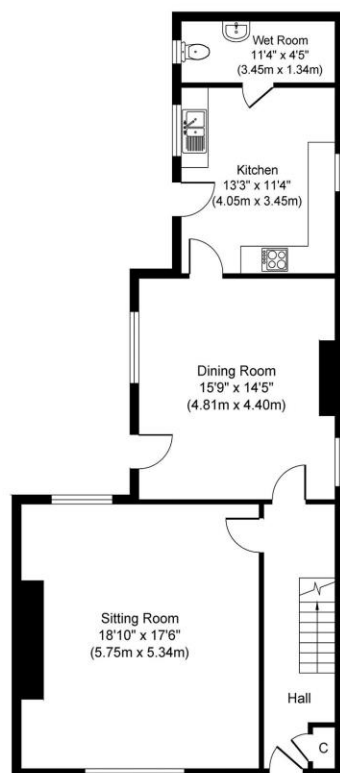
Life at Fritton Farm House is further enhanced by its excellent location, less than eight miles from the stunning Norfolk coastline and approximately sixteen miles from Norwich city centre. Norwich offers an extensive range of shopping, dining, cultural attractions, a mainline train station, university, the Norfolk and Norwich University Hospital, and a wealth of historic interest.



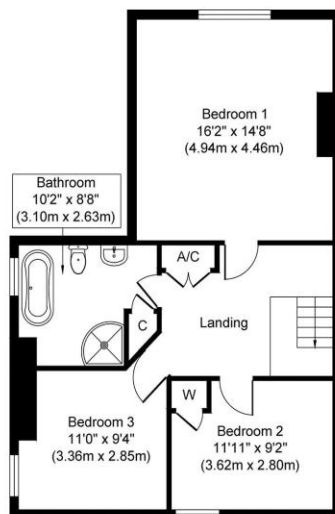




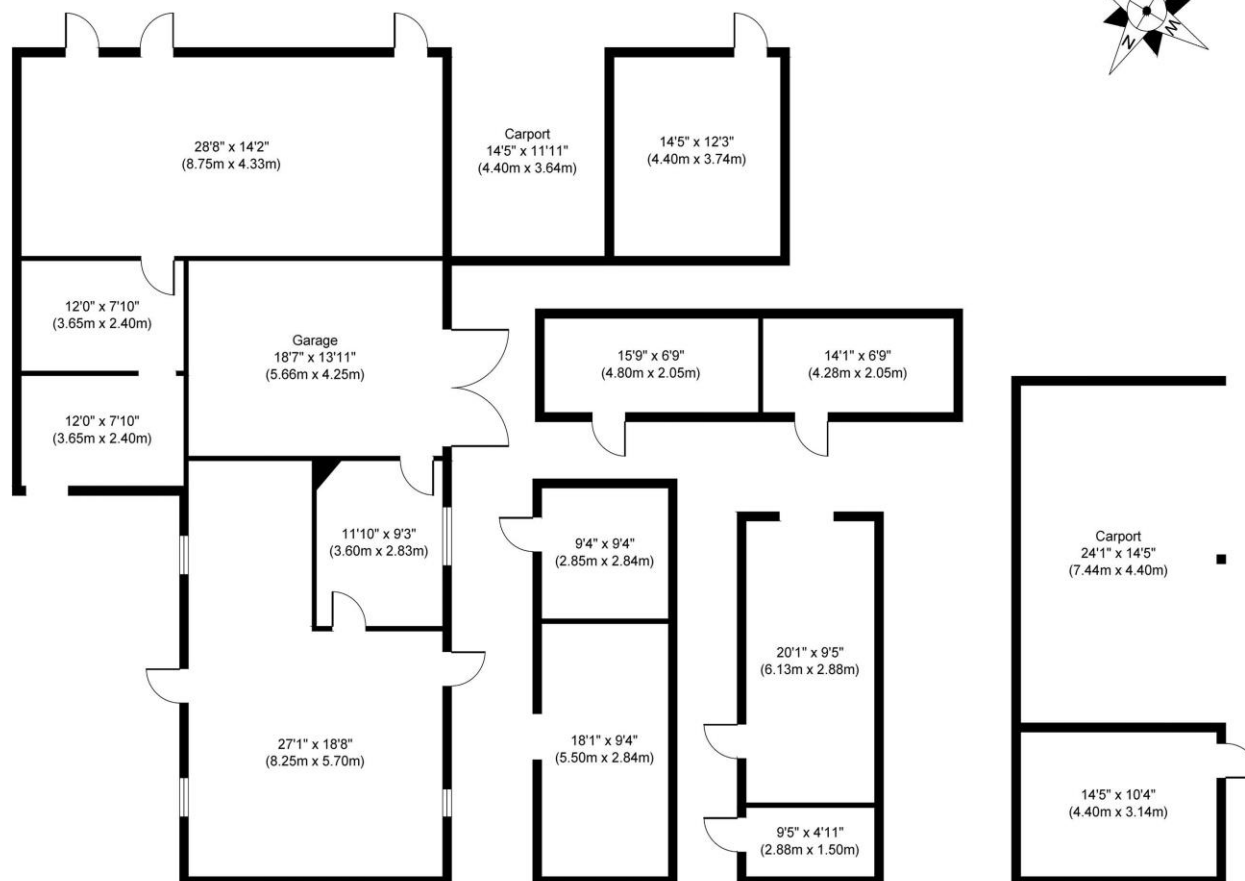
STOBART  
& HURRELL



**Ground Floor**  
Approximate Floor Area  
876 sq. ft  
(81.36 sq. m)



**First Floor**  
Approximate Floor Area  
668 sq. ft  
(62.08 sq. m)



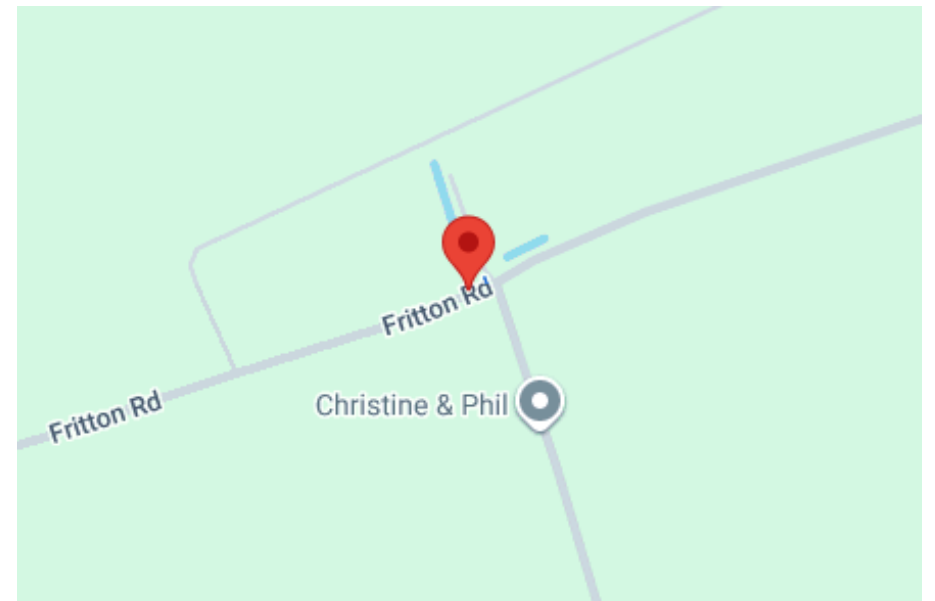
**Outbuildings**  
Approximate Floor Area  
2493 sq. ft  
(231.65 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		62 D
39-54	<b>E</b>		
21-38	<b>F</b>	24 F	
1-20	<b>G</b>		







Whether selling, buying or letting, there can be plenty to organise. Our range of services and our experience of the local market means we can help or recommend like-minded reputable firms to assist you with your move.



Come in and meet us, visit us on line or call and speak to one of the team to learn more.

Stobart & Hurrell

Unit 3A, Station Business Park, Horning Road West, Hoveton, Norfolk NR12 8QJ

[www.stobarthurrell.co.uk](http://www.stobarthurrell.co.uk)

[enquiries@stobarthurrell.co.uk](mailto:enquiries@stobarthurrell.co.uk)

01603 782 782

