



Holly Farm
Moor Road | Sutton | Norfolk | NR12 9QN

FINE & COUNTRY

FOR ALL THE FAMILY



“A growing home for a growing family, this attractive Victorian property benefits from an incredible amount of space, with open plan areas where everyone can gather and more intimate rooms so you can always find a quiet corner.

Plus a self-contained annexe for complete versatility.

With a pretty and totally private garden, gorgeous countryside on the doorstep, the Broads and the beach close by, it's a lovely location in which to put down roots and make memories.”



KEY FEATURES

- A Handsome Detached Victorian Property with a Self-Contained Annexe in the Village of Sutton
- Five Bedrooms including the Annexe and an Attic Room
- Family Bathroom and Ground Floor WC
- Kitchen/Breakfast Room with Separate Utility
- Three Receptions Rooms and a Garden Room
- Self-Contained Annexe with One Bedroom that can be kept Separate or Incorporated into the Main House
- Large Secure Garden with Seating Areas and Two Sheds
- Carriage Driveway provides Plenty of Parking
- The Accommodation extends to 2,562sq.ft
- Energy Rating: E

This handsome Victorian home has so much lovely character, with traditional reception rooms, but also offers contemporary open plan living in the newer additions. Significantly extended by the owners as their family grew, it's a home that's been designed to work for modern lifestyles and can rise to every occasion. The secure garden and idyllic yet convenient location make this a home where you can easily picture yourself staying for many years to come.

A Very Happy Home

Dating back to around 1830, this early Victorian property has the excellent proportions, high ceilings, large windows and more of the era. It's been in the current ownership for almost twenty years – a testament to its success as a family home. The owners came here when they were looking for plenty of room for their growing family, an area with good schools, easy access to amenities and a home that also had heaps of charm. They could see the potential here and carried out two extensions, creating the wonderful family friendly home you see today. They have made so many memories here, celebrating Christmases together, the children having friends over, birthday parties and so much more over the years. Some of the family are keen musicians and the size of the house allows them to practice without disturbing everyone else!

Character And Contemporary Combine

At the front of the property you have two beautifully proportioned reception rooms with original fireplaces, perhaps a formal dining room and sitting room, or a snug or library? Off one of the receptions is a lovely triple-aspect garden room filled with light, with doors on two sides allowing for an easy flow between the inside and outside space. The main reception hall is a room in its own right and, in addition to a door to the annexe, is open to the kitchen.





KEY FEATURES

This is part of an extension and is a fabulous open plan space with two sets of doors to the garden, no less than four rooflights and a triple aspect. It's a great entertaining space and the true hub of the house, perfect for family life. There's also an additional living room/bedroom which would be a great playroom or den for teens. The owners confirm the house gives you these amazing spaces for gathering together, but also allows for everyone to spread out and do their own thing without getting under each other's feet. Upstairs there are three good size bedrooms and a family bathroom, plus a useful attic room. The annexe can be kept separate from the main house or incorporated into it, with a kitchen, shower room, bedroom and large sitting room. It's been home to adult children and works very well for this.

Between Broads And Beach

Outside, the garden is a good size but very easy to manage. The owners made sure it was completely secure, both for their children and for their dogs, one of whom is something of an escape artist but never managed to get out! You have space to sit out in the sun or for children to play, as well as areas for al-fresco dining. 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. The best of the Broads is on the doorstep with a staith within walking distance, and you're just down the road from Stalham where you can hire a boat or rent a mooring, so getting out and about on the water is easy. You're also close to the stunning Norfolk coast, with golden sandy beaches, a large seal colony, dunes, family-friendly resorts and more a short drive from your front door. The vibrant city of Norwich is another gem and is less than 30 minutes away by car.













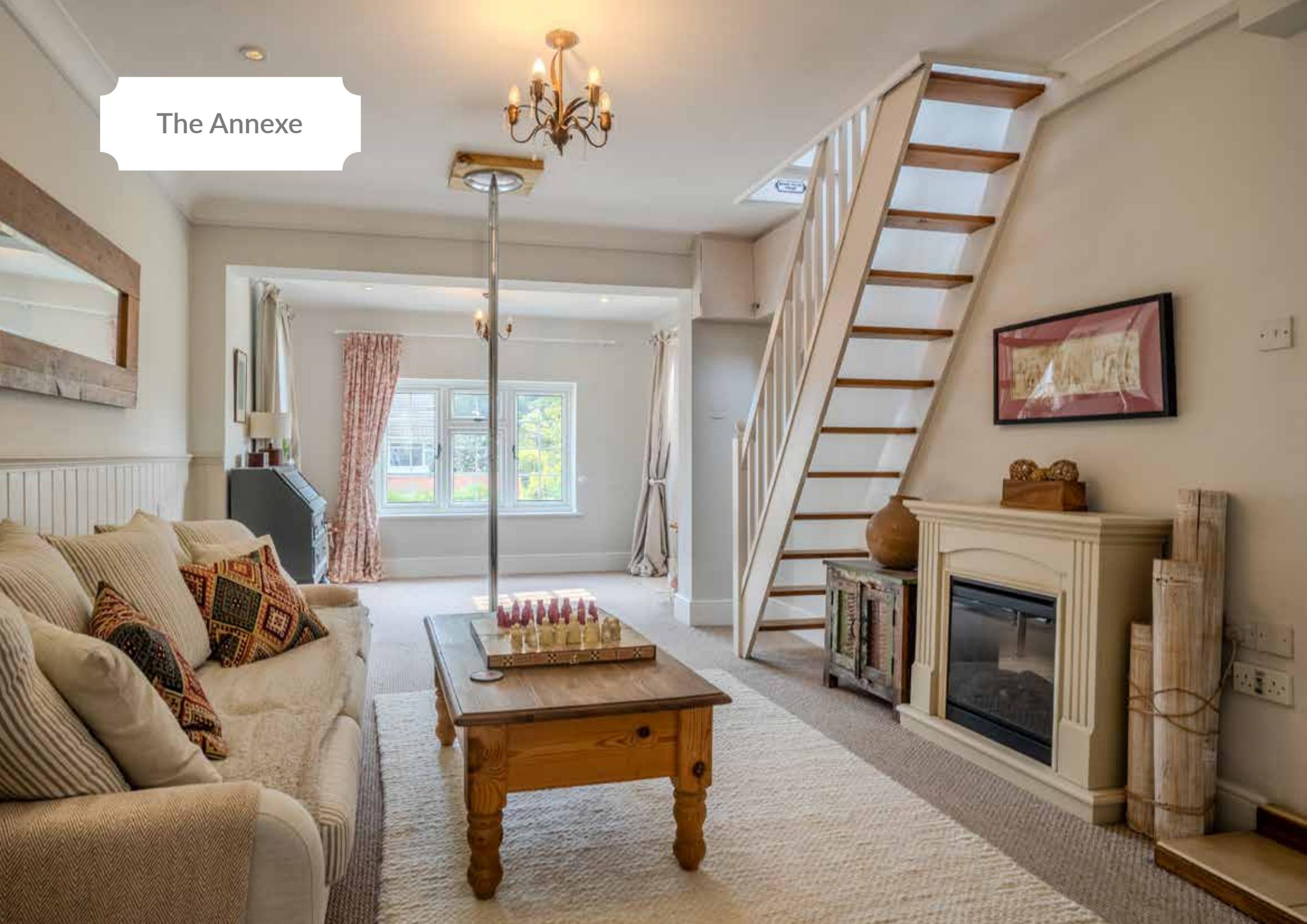








The Annexe













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.

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.

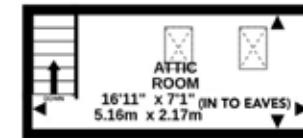
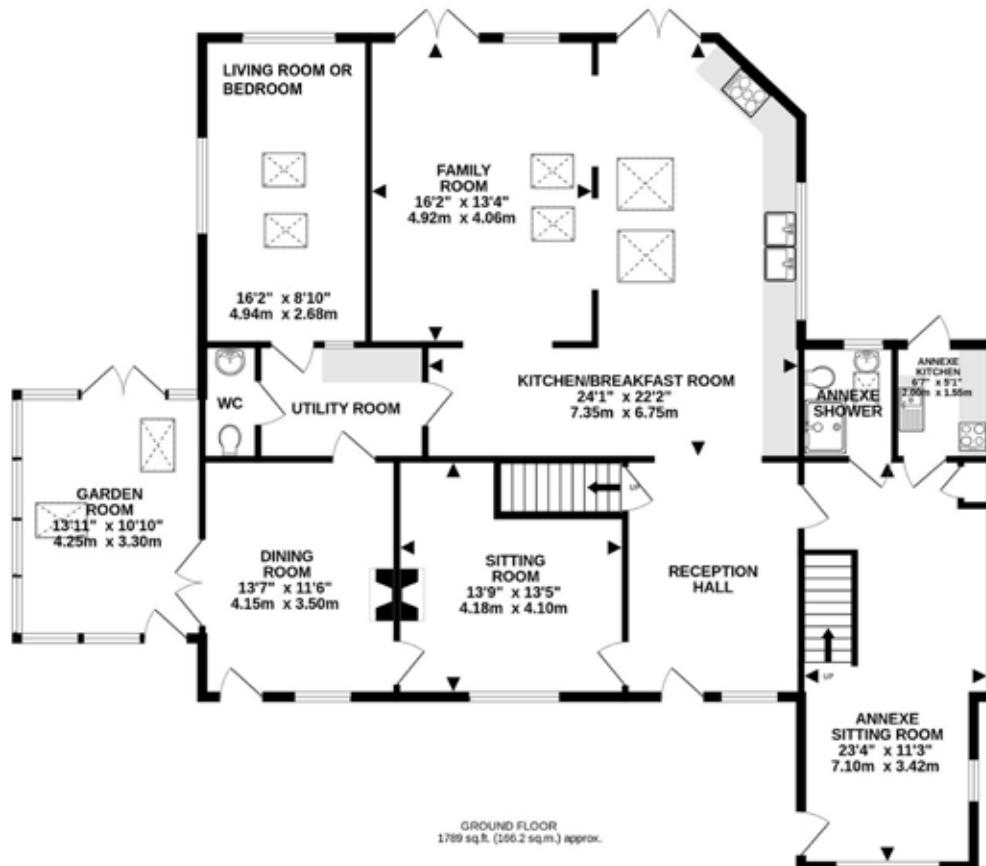
Directions

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 and the property can be found on your left hand side clearly signposted with a Fine & Country For Sale Board.

Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage
Broadband Available - Fibre to Cabinet

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 E
Freehold



TOTAL FLOOR AREA : 2562 sq.ft. (238.0 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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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs.			
(B-I)	A		
(B-I)	B		
(B-B)	C		
(B-B)	D		
(B-E)	E		
(B-E)	F		
(E-G)	G		
Not energy efficient - higher running costs.			
England & Wales		EU Directive 2002/91/EC	



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