



THE STORY OF
Ivy Farmhouse

Stanhoe, Norfolk

SOWERBYS



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Ivy Farmhouse

Bircham Road, Stanhoe, Norfolk
PE31 8PT

Five Bedroom Detached Farmhouse
Separate Three Bedroom Barn Conversion
Set Within a Plot of Five Acres (STMS)
Including 3.7 Acre Paddock
Far Reaching Countryside Views
Three Reception Rooms
Double Height Kitchen Dining Room
Garage and Workshop
Two Roof Terraces
Traditional Brick and Flint

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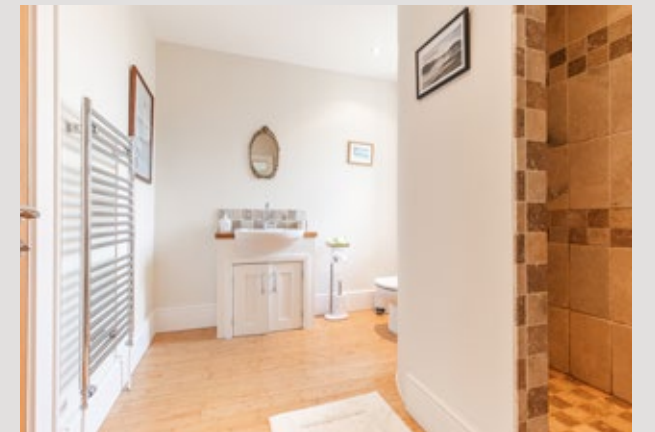
Completed as a new home just over 12 years ago, Ivy Farmhouse has all the exterior aesthetics and grandeur of a beautiful Georgian farmhouse, whilst inside it has been thoughtfully arranged for practical and modern family living and entertaining.

Designed and built by one of North Norfolk's most reputable family firm of builders, a little over a decade ago, this elegant home extends to almost five thousand square feet of well thought out living and entertaining space.

On entering the property you are naturally drawn to the hub of every home, but especially a farmhouse, the kitchen dining and family room. It is located in the centre and to the rear of the house and is a substantial open-plan space which is flooded with natural light by the almost barn like double height windows and atrium overlooking the gardens beyond. Whilst this is the most important room for day to day living, there is also a more formal drawing room to the front, as well as an informal sitting room to the side that features a conservatory. It is from this room that the current owners love to sit and observe all the wonderful wildlife that frequent the garden and orchard beyond.

Upstairs on the first floor, and leading off the incredibly generous landing, there are three large double bedroom suites, with the principal bedroom having both a walk through dressing room as well as a south-east facing roof terrace, perfect for enjoying a sunlit summer breakfast.

On the second floor are two further double bedrooms that share a shower room as well as a central sitting room and a roof terrace making this an ideal floor for teenagers to have their own space.





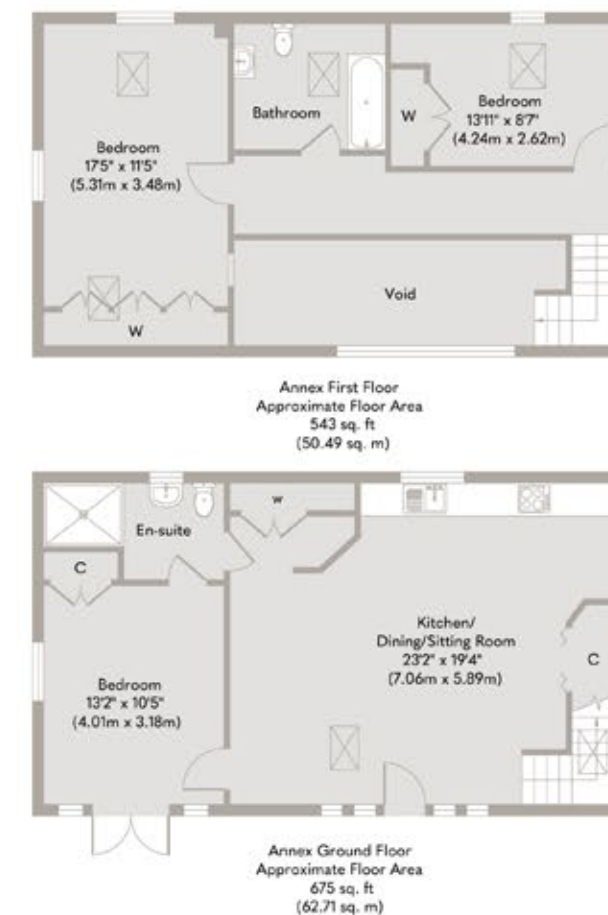
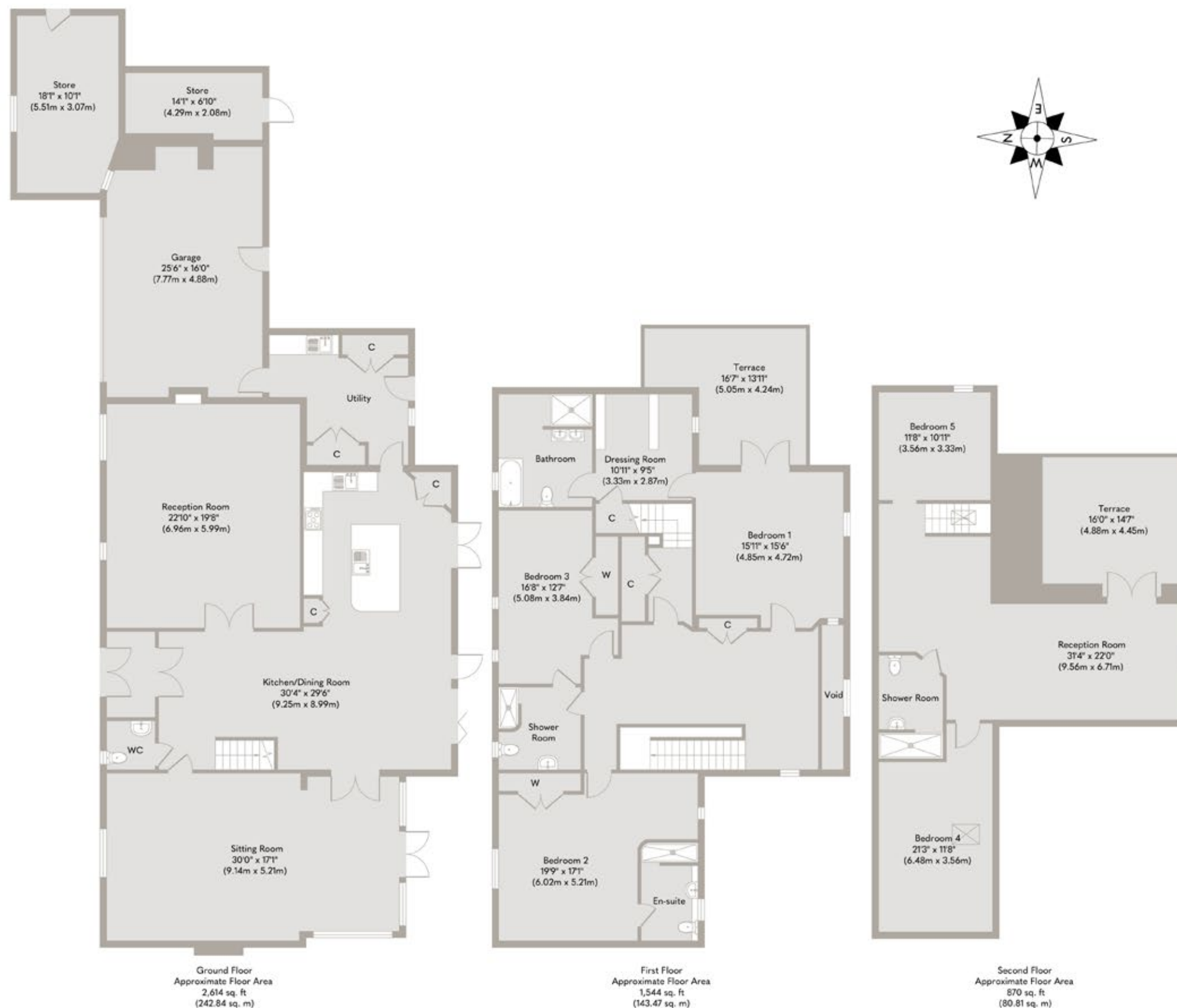
Across the drive is a separate three bedroom barn conversion that, according to its date stamp, was built in 1745 and has proven to be a very popular holiday let as well as providing additional guest accommodation when all the family descend for Christmas!

As well as an abundance of gated off street parking to the front, the main house has a large integrated garage as well as an adjoining workshop. The main garden to the rear is patioed immediately off the kitchen and sitting room conservatory allowing for free flowing al-fresco entertaining during the summer months.

The remainder of this garden area is completely south facing and predominantly laid to lawn, with a small orchard along the western side. There is then a further paddock that measures approximately 3.7 acres (STMS) and is currently set aside as a wild garden providing an abundance of wild flowers and an environment for all local mammals to thrive in. However, with all that space there is obvious potential for equestrian use or even as a smallholding.

Ivy Farmhouse has been a very much loved home. It has provided the perfect space for large family gatherings with its flexible and generous living and entertaining space and it is now time for another family to enjoy all that it offers.





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. This plan is for illustrative purposes only and should be used as such by any

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Stanhoe

TRANQUIL VILLAGE CHARM WITH
AWARD-WINNING LOCAL FLAVOURS

A small rural village, Stanhoe is centred around a large duck pond. The Duck Inn, an award winning gastropub, offers the very best in locally sourced produce. The village also has a church, All Saints, one of six churches which along with the parishes of Bircham, Sedgeford and Docking make up the United Benefice of Docking. The village hall, also known as the Reading Room offers many village activities and in 2012, a village screen was setup to provide film shows inside.

Approximately 7 miles away is Brancaster, justly famous for its mussels and one of the most desirable coastal villages on the north Norfolk Coast with its heritage coastline and fine sandy beaches in an Area of Outstanding Natural Beauty. The village has a very good public house, The Ship, and there is also a village hall with shop and club, and a primary school. The Royal West Norfolk Golf Club is at Brancaster with its fine links course. There are also sailing facilities at Brancaster Staithe.

Treasured memories of family holidays, a day at the world famous horse trials or a well-earned afternoon spent browsing its pretty boutiques – there are plenty of ways to experience Burnham Market, just four miles away from Stanhoe.

Eating out is a joy here with award winning Socius serving a British-inspired tapas menu on the edge of Foundry Place, and NoTwenty9's bar, restaurant and courtyard provides a relaxed spot to wine and dine on warm summer's nights. Fashion counts on the Champagne coast and for chic style head to Anna's boutique or 'next gen' department store Percy Langley, make it fancy at The Hat Shop, go country at Gun Hill Clothing Company or casual at Joules or Jack Wills.



Note from the Vendor



“Our favourite spot is the conservatory at the end of the lounge - it's perfect for watching the wildlife and sunsets.”



SERVICES CONNECTED

Mains water, electricity and drainage.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

C. Ref: 9310-2808-9400-2194-4341

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///respect.crossing.procured

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SOWERBYS

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for the homeless

 **mind**
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