



Home Farm House

34 Brook Street, Buxton, NR10 5HF

BROWN & CO



Home Farm House, 34 Brook Street, Buxton, NR10 5HF

An attractive and substantial detached period family home with generous accommodation on two floors, excellent garaging and workshop facilities, and convenient access to the centre of Buxton.

Acreage – 0.2 acres (stms)

GUIDE PRICE - £595,000



DESCRIPTION

Home Farm House comprises an attractive and substantial detached period family home occupying a prominent position on Brook Street within the popular village of Buxton, to the north of Norwich. The property combines considerable characterful features with spacious and versatile accommodation on two floors extending to approximately 2,809 sq ft, together with a particularly useful detached double garage and workshop extending to approximately 507 sq ft.

The house has a handsome painted brick façade beneath a traditional pantile and fibreglass roof across the rear addition. Decorative dentil cornice on the main facade acts as a rather special feature together with the flint and brick boundary wall to the front. The proportions of the principal elevations are very good, and the generous ancillary buildings will be of particular interest to those requiring substantial garaging, workshop or storage space.

The accommodation is arranged on two floors and is notably flexible. On the ground floor, a central entrance hall provides access to three principal reception rooms, comprising the sitting room, study/snug and the dining room. The living/family room provides an excellent principal reception space, with two skylights and sliding doors enjoy access into the associated gardens.

The dining room is well proportioned and connects conveniently with the kitchen, creating an excellent arrangement for entertaining. The kitchen is complemented by a separate utility area and off the utility is a useful shower room and breakfast room/rear entrance with dual aspect French doors.

To the first floor are three bedrooms, including two particularly well-proportioned bedrooms, together with the family bathroom. The accommodation offers scope for a variety of configurations depending upon the requirements of the incoming owner, particularly on the first floor which could be adapted to a four bedroom house with smaller bedrooms.

The house benefits from fully double glazed windows with aluminium frames throughout.

A notable feature of Home Farm House is the extent of the outbuilding accommodation. Situated to the rear is a substantial detached building of brick and tile construction which comprise a double garage measuring approximately 18'8" x 17'5", together with a separate workshop measuring approximately 19' x 8'1". The combined area is approximately 507 sq ft. There is an additional brick and tile workshop measuring approximately 12'5" x 8'4". This is a particularly useful and increasingly uncommon provision and offers considerable flexibility for secure vehicle storage, hobbies,

workshop use, equipment, storage or other ancillary requirements.

The property is approached from Brook Street via a shared driveway over which Home Farm House benefits from a right of way. The driveway provides access to the rear of the property and the garage/workshop buildings. There is also parking for several vehicles within the rear garden.

The whole is a wonderful opportunity with the benefit of being offered to market with no onward chain.

Services – Mains water, mains drainage, mains electricity, mains gas

Local authority – Broadland District Council

LOCATION

Buxton is an attractive village situated in the Bure Valley, approximately 3½ miles south-east of the historic market town of Aylsham and approximately 9 miles north of Norwich. The village provides a useful range of everyday amenities, including a village



shop and post office, together with a historic church and local places to eat. Buxton is also particularly well placed for enjoying the surrounding countryside, with the Bure Valley Path providing a nine-mile walking and cycling route between Aylsham and Wroxham.

The nearby market town of Aylsham provides a wider range of shops, cafés, pubs and everyday services, while Wroxham and Hoveton provide access to the Norfolk Broads and a further range of amenities. Norwich, the regional centre, is readily accessible by road and provides an extensive range of shopping, cultural, educational and leisure facilities. The wider area also benefits from excellent access to the north Norfolk countryside and the Broads.

Buxton itself is well known for its connections with Anna Sewell, author of *Black Beauty*, and is served by a halt on the heritage Bure Valley Railway, which runs between Aylsham and Wroxham.

DIRECTIONS

Leave Norwich in a northerly direction and join the A140 Cromer Road, following signs for Aylsham and Cromer. Continue north on the A140, passing through the surrounding villages, before turning towards Buxton in accordance with the local road signage.

Continue towards the centre of Buxton and, on reaching the village, follow Brook Street. Home Farm House, No. 34, will be found along Brook Street, on the left hand side (look for a Brown&Co board) with the property being approached from the road via a shared driveway.

AGENT'S NOTES:

(1) 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.

(2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

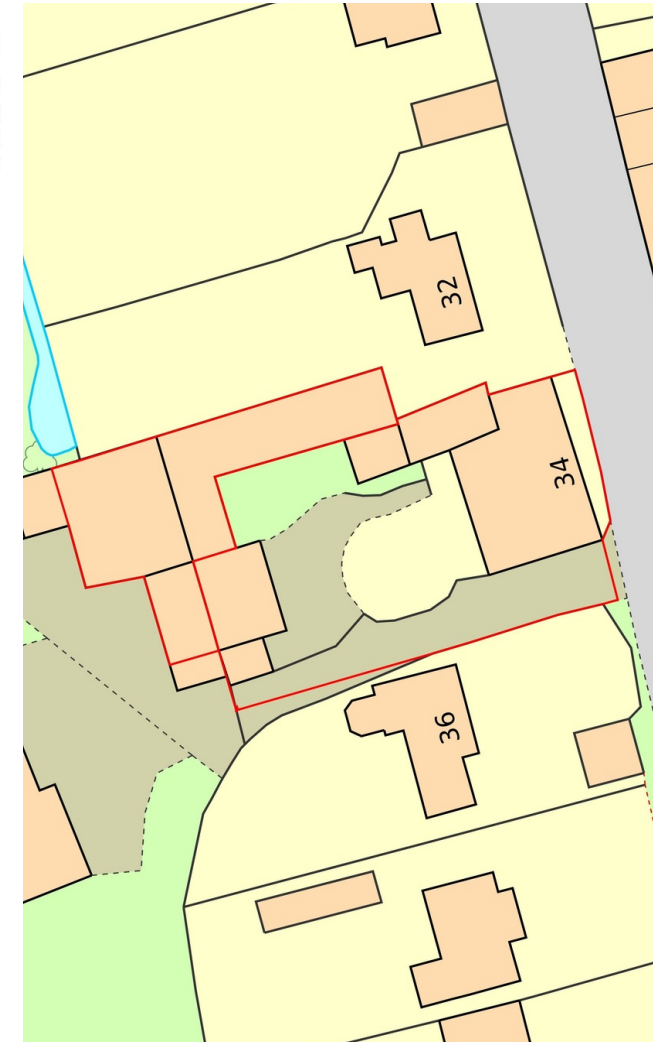
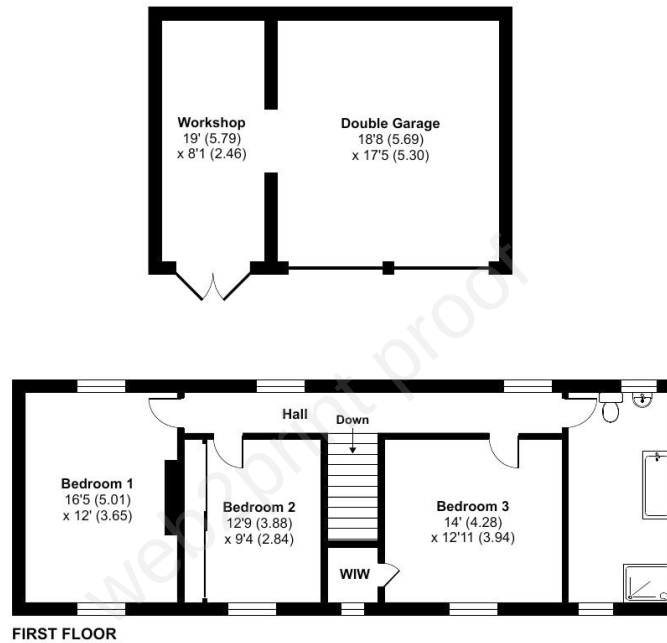
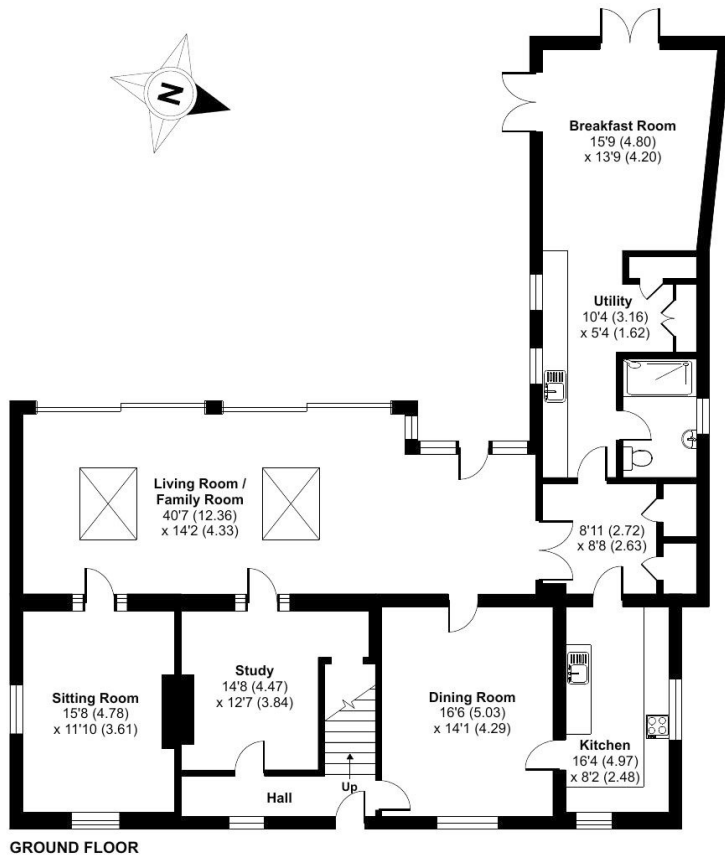
**Strictly by prior appointment through the selling agents'
Norwich Office. Tel: 01603 629871.**



Brook Street, Buxton, Norwich, NR10

Approximate Area = 2809 sq ft / 260.9 sq m
Garage / Workshop = 507 sq ft / 47.1 sq m
Total = 3316 sq ft / 308 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Brown & Co. REF: 1516795

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