

The
Brambles Church
Farm Lane
Great Witchingham



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The Brambles Church Farm Lane

Price Guide £1,200,000

A Remarkable Contemporary Rural Home...

An exceptional contemporary barn conversion enjoying remarkable privacy, extensive grounds and far-reaching Norfolk countryside views.

Occupying an enviable position on the edge of Great Witchingham, surrounded by the beautiful Norfolk countryside, The Brambles is a remarkable contemporary barn conversion set within approximately two acres of gardens, woodland and grounds. Enjoying an unusually private setting with sweeping rural views across approximately 270 degrees, this substantial home offers a rare combination of space, seclusion, architectural character and modern efficiency, all within convenient reach of Norwich and the surrounding market towns.

Completed in 2023 to an exceptionally high standard and extending to approximately 4,300 sq ft (399 sq m), The Brambles has been thoughtfully designed to combine the impressive proportions and distinctive features of a traditional barn with the comfort, practicality and specification expected of a contemporary country home. Exposed structural timbers, soaring vaulted ceilings and extensive glazing sit comfortably alongside beautifully finished interiors, creating a home that feels both impressive and welcoming, with its surrounding landscape providing a wonderful backdrop to everyday life.

At the heart of the property lies a magnificent open-plan kitchen, dining and family room, an extraordinary space where the scale of the original barn is immediately apparent. The vaulted ceiling and exposed timbers create a wonderful sense of height and character, whilst expansive glazing floods the room with natural light. Two sets of lift-and-slide doors open directly onto the porcelain terraces and gardens, creating a seamless connection between the interior and outside spaces, particularly suited to entertaining, family gatherings and relaxed countryside living. The beautifully appointed kitchen features a substantial central island, elegant quartz work surfaces, a Rangemaster range cooker, integrated appliances and a generous walk-in pantry, combining high-quality finishes with excellent everyday practicality.

Complementing the principal living space are a comfortable snug and an additional versatile reception room, currently arranged as a gym, offering flexibility for quieter evenings, home working, hobbies or family activities. A substantial utility room and dedicated plant room provide valuable practical accommodation, ensuring that the demands of everyday living are comfortably catered for without compromising the main entertaining spaces.

The bedroom accommodation is equally impressive, with five bedrooms and four bathrooms arranged to offer excellent flexibility for families and visiting guests. Generously proportioned double bedrooms include two with their own en-suite wet rooms, whilst the luxurious principal suite provides a peaceful private retreat, complete with dressing accommodation, a mezzanine dressing area and an elegant en-suite bathroom. A further substantial first-floor guest suite benefits from its own bathroom and sitting area, making it particularly well suited to extended family, older children or guests seeking greater independence, whilst offering excellent flexibility for multi-generational living.

Beyond the beautiful interiors, The Brambles has been designed with energy efficiency and modern convenience firmly in mind. An extensive installation of 38 solar photovoltaic panels, 15kW battery storage / 15kW battery stack, an air-source heat pump and underfloor heating throughout the ground floor, complemented by radiators to the first floor, provides an impressive level of efficiency for a property of this scale. The current owners report annual household electricity expenditure of approximately £2,400, including heating and domestic power, reflecting the benefits of the property's modern energy infrastructure. Further features include integrated networking, Starlink internet, CCTV security and a private borehole water supply.

The grounds are undoubtedly one of the property's most compelling attributes. Extending to approximately two acres, the gardens, mature trees, woodland and open areas create a wonderful sense of space and separation from neighbouring properties, whilst the far-reaching countryside views provide an ever-changing backdrop throughout the seasons. The unusually private position allows the landscape to take centre stage, with expansive skies and uninterrupted-feeling rural outlooks creating a genuine connection with the surrounding Norfolk countryside.

Extensive porcelain terraces wrap around the main living areas, providing superb spaces for outdoor dining, entertaining or simply enjoying the peaceful surroundings. Beyond, generous lawns lead towards mature planting and established woodland, offering a delightful balance of formal garden, natural landscape and more secluded areas to explore. The substantial driveway provides extensive parking and turning space, whilst the generous frontage offers flexibility for future owners to personalise the approach and landscaping according to their own preferences.

A range of former stables, workshops and ancillary outbuildings provides useful additional space for storage, hobbies and other practical requirements, complementing the accommodation within the main residence. Planning permission has also been granted for a three-bay cart lodge with attic trusses, offering an additional option should a future owner wish to introduce dedicated garaging. These features provide further versatility without detracting from the fact that The Brambles is already a beautifully completed and substantial family home.

Despite its wonderfully peaceful position, The Brambles is conveniently situated for a wide range of everyday amenities. Nearby Lenwade provides access to local facilities, with additional shopping, public houses and healthcare services available in the surrounding villages and towns. The attractive market towns of Reepham, Aylsham and Dereham are all readily accessible, whilst the cathedral city of Norwich, approximately 12 miles away, offers an extensive selection of independent shops, restaurants, cultural attractions and leisure facilities, together with rail connections to London Liverpool Street. Families are also well served by a choice of state and independent schooling throughout the wider area, combining the advantages of countryside living with practical access to education and amenities.

The Brambles is a truly distinctive country home, where approximately 4,300 sq ft of beautifully finished accommodation, exceptional energy efficiency and versatile family living are complemented by an enviable two-acre setting, remarkable privacy and sweeping views across the Norfolk countryside. A rare opportunity to enjoy the space and tranquillity of rural Norfolk without compromising on the comforts and conveniences of modern living.

Agents notes...

A pre-recorded walkaround tour is available for this property

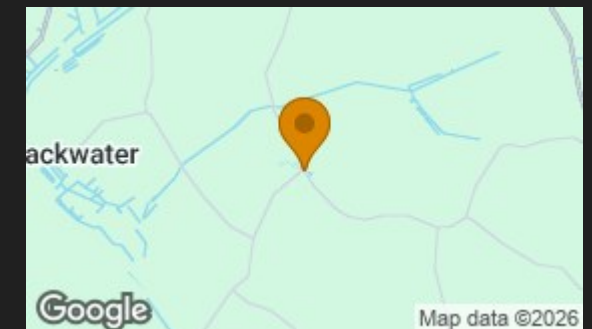
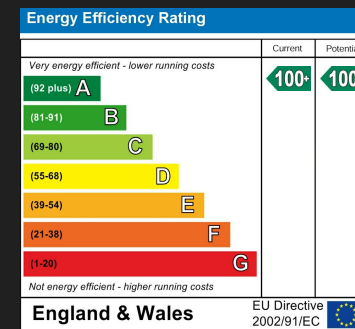
The property benefits from a private borehole water supply and private sewage treatment system. Prospective purchasers are advised to satisfy themselves regarding the arrangements for these services, including any associated maintenance obligations.

The owners report annual household electricity expenditure of approximately £2,400, including domestic heating and power. This figure is based on their usage and is provided for guidance only; future running costs will depend upon occupancy, consumption and energy tariffs.

Planning permission has been granted for a three-bay cart lodge with attic trusses. Interested parties should confirm the current status, conditions and details of the permission with the relevant local planning authority.



Directions



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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