

An aerial photograph of a large, historic stone farmstead with a prominent red-tiled roof. The farm is surrounded by lush green fields and trees. In the background, a small village is visible under a blue sky with light clouds. The text is overlaid on the lower half of the image.

THE STORY OF

Church Farm

Ellingham, Norfolk

SOWERBYS



THE STORY OF

Church Farm

Ellingham, Norfolk
NR35 2ET

Substantial Grade II Listed Farmhouse

Magical 1.5 Acre Plot (STMS)

Wonderful Project in Need of Renovation

Glorious Countryside Views
From Private Grounds

Generous 2,850 Sq. Ft. Accommodation

Five Bedrooms and Three Reception Rooms

Beautiful Period Features Throughout the Home

Impressive Inglenook Fireplace and Exposed Oak

Substantial Barns Offering
Excellent Ancillary Potential

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Church Farm is the sort of property that rarely comes to the market: a substantial Grade II listed farmhouse, a collection of useful outbuildings and around 1.5 acres in all (STMS), with a fascinating history and the potential to create an exceptional Norfolk home.

The house is thought to date principally from the 17th century, although parts may be earlier, and there has been a dwelling on this site since at least the time of the Domesday Book. Approached from the road and set well within its own grounds enjoying glorious countryside views, it has a wonderfully private feel, yet remains very much part of the village.

Inside, the accommodation extends to around 2,850 sq. ft. over two floors and currently provides five bedrooms, three reception rooms, kitchen, utility, bathroom and WC, with plenty of flexibility in how the spaces are ultimately used. The proportions are generous, with scope for both family life and entertaining. Period features include exposed oak framing, pamment flooring, fireplaces and a particularly impressive inglenook, while the house is now part way through a process of being stripped back and prepared for its next chapter.



The outside is equally enchanting. Approximately 1.5 acres immediately surround the house with the vast majority of the clearance work already completed making way for the mature trees to frame the wonderful countryside views. There are also substantial barns and an attic building, providing considerable storage, workshop or ancillary potential, subject to the necessary consents.

For those seeking the best of an idyllic lifestyle in the country, the possibilities are obvious: horses, chickens, dogs, kitchen gardens and plenty of space for children to explore. The surrounding countryside is threaded with footpaths and bridleways, whilst Ellingham itself offers a primary school, playgroup, village shop and popular Italian restaurant and bar.

Beccles and Bungay are both within easy reach, with Lowestoft and the coast also readily accessible.

A remarkable piece of Norfolk history, with the space, land and character to become a truly special family home.



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 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.

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Ellingham

COUNTRYSIDE LIVING IN THE
WAVENEY VALLEY

Ellingham is a peaceful village set amongst the attractive countryside of the Waveney Valley, just over two miles north-east of the historic market town of Bungay. The village enjoys a rural setting while remaining conveniently close to everyday amenities, making it an appealing location for those seeking a quieter pace of life without being too far from town.

Bungay provides a good range of everyday facilities including independent shops, supermarkets, cafés, restaurants and public houses, together with a library, doctors' surgery, schools and a range of community and leisure facilities. The town also has a charming historic centre, with Bungay Castle and the River Waveney adding to its distinctive character.

The surrounding countryside offers plenty of opportunities for walking, cycling and enjoying the waterways of the Waveney Valley, with the southern reaches of the Norfolk Broads easily accessible. The Norfolk and Suffolk coastline is also within easy reach, with the beaches and seaside towns of Southwold, Walberswick and Lowestoft providing an attractive choice for days by the coast.

Norwich is approximately 13 miles away, while road and bus links from Bungay provide connections to Norwich, Beccles and Halesworth, with rail services available from Beccles and Norwich.



Note from Sowerbys



“...a fascinating history and the potential to create an exceptional Norfolk home.”



SERVICES CONNECTED

Mains electricity and water. Oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Freehold.

LOCATION

What3words: /// relieves.builder.procured

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SOWERBYS

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