



Brick Kiln Farm
Manor Road | North Walsham | Norfolk | NR28 9LH

 FINE & COUNTRY

SPACE & SUSTAINABILITY



Set within approximately a quarter of an acre of beautifully established gardens, this detached, 5-bedroom period residence dates back around 250 years, circa 1720 and blends historic charm with contemporary family living. Uniquely designed as a back-to-front home, the property enjoys a secluded yet not isolated position just a mile away from day-to-day amenities and commuter links.



KEY FEATURES

- A Detached Period Property situated in the Town of North Walsham
- Four Bedrooms, a Dressing Room/Bedroom Five
- Three Bath/Shower Rooms
- Large Open Plan Kitchen/Breakfast Room with Separate Utility Room
- Two Reception Rooms with Feature Fireplaces plus a Study and a Garden Room
- The Grounds extend to around 0.25 of an acre (stms) with Terrace for Outdoor Dining
- Extensive Off Road Parking for Numerous Vehicles
- The Accommodation extends to 1,998 sq.ft
- Energy Rating: D

This is a welcoming family home offering plenty of space for children and pets to enjoy the gardens, alongside comfortable and inviting interiors. Clearly loved and well cared for over the years, the property has a wonderful sense of warmth, character and homely charm and for a building so ancient it has large windows filling the home with natural light – the secluded location means no need for curtains and blinds here and every view is of gardens or the pretty barns nearby. The house has been full to the brim of family and friends, with 21st birthday celebrations involving camping, gazebos and barbecues, a baby shower and business functions sometimes entertaining up to 50 people – it is a home with soul.

Step Inside

Step through the welcoming entrance hall where the staircase rises ahead and on one side, the elegant sitting room provides a warm and inviting retreat, centred around a striking fireplace which the current owners added, complete with a white wood-burning stove, perfect to snuggle up next to on winter evenings. The separate dining room is equally impressive, featuring practical hard flooring with the luxury of underfloor heating. A magnificent, original exposed brick fireplace with its own white wood burner creates a wonderful focal point, ideal for hosting family suppers with all the family gathered around the table that seats 14 people! The heart of the home is undoubtedly the expansive open-plan kitchen and breakfast room. Designed for everyday family life as well as entertaining, there is ample room for a substantial table alongside comfortable seating areas, creating a sociable and welcoming space and is known as the "party hub"! Beyond, the garden room offers panoramic views across the lawns, flooding the home with natural light and this is what the current owners use as their main entrance – ideal to take shoes off after a day out, and for dogs to dry off in. Also off the kitchen to the other side is an opening to a dedicated "man cave" providing the perfect escape to watch the sport; this could also make a great home office, teens TV room or just a quiet space to read the Sunday papers. A generous utility room, with plenty of storage and a stylish shower room complete the ground floor. This section of the home offers excellent potential to create an accessible ground-floor bedroom suite, with space for a kitchenette if desired, ideal for guests or multi-generational living.





KEY FEATURES

Explore Upstairs

A spacious landing leads to the principal bedroom enjoying its own adjacent dressing room, creating a luxurious private retreat. At the other end of the landing another large bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by an outstanding family bathroom. Beautifully illuminated by roof lights, the bathroom features both a separate shower and a freestanding bath, creating a relaxing spa-like atmosphere. The two middle bedrooms, one currently used as a dressing room cum study, have a connecting door between and would make a wonderful nursery suite or bedroom and lounge for a teenager. The fifth bedroom offers outstanding versatility as either a nursery, home office or dressing room. In total, five bedrooms and three bathrooms ensure ample space and privacy for growing families and visiting guests alike. The loft space is expansive offering plenty of storage too.

Step Outside

Occupying approximately a quarter-acre plot, the landscaped grounds offer expansive lawns, mature planting and an exceptional degree of privacy. Extensive off-road parking provides space for 12 cars, complemented by an electric vehicle charging point for modern convenience. With previous planning permission for a detached double garage and conservatory extension (now lapsed), the property also offers exciting potential for future development, subject to the necessary consents. A delightful terrace adjoining the dining room and garden room creates the perfect setting for outdoor dining and summer entertaining; from here you can watch the skies turn red at the end of the day and watch the children play on the lawn. To the rear a gate leads to an enclosed courtyard for a quiet retreat with a cuppa and a good book, adding charm and security. A thoughtfully designed, levelled gravel area currently housing the family's tortoises, would also make a great site for raised vegetable beds for green fingered enthusiasts.

A Home of Distinction

This home comes with original deeds dating back to 1913 when the farm owned a lot of North Walsham itself, including the surrounding farmland and barns. The owners also have photographs and want to leave this little bit of history along with the home where bricks were fired in a huge kiln at the farm, hence the name. Rich in character yet perfectly equipped for modern living, this period home combines generous family accommodation, versatile living spaces and glorious gardens in a truly enviable setting. Whether entertaining friends, enjoying peaceful evenings beside the fire, or embracing outdoor living throughout the seasons, this is a home designed to be enjoyed for





























INFORMATION



On The Doorstep

This home enjoys the best of both worlds—peaceful surroundings yet less than a mile from Sainsburys! North Walsham town centre offers a popular weekly market, schools, supermarkets, independent boutiques, library, a bus hub, welcoming cafés, traditional pubs, GP surgeries, dentists, pharmacies, and a wide range of essential services including a minor injuries hospital close by in Cromer.

How Far Is It To?

Centrally located for both commuters and coastal explorers, the property benefits from excellent transport links, with North Walsham railway station just a mile away, offering regular services to Norwich and onward connections to London. Norwich city centre is within easy reach, with two universities, a college, a University hospital and an abundance of retail and culture with theatres and the Norman castle. Norwich International Airport offers further convenience and for beach lovers the North Norfolk coastline is just 9 miles away.

Directions

Leave Norwich on the North Walsham Road/B1150 and continue through Crostwick onto Norwich Road. Pass through the villages of Coltishall, Sco Ruston, Scottow and Westwick. As you head into North Walsham, at the roundabout take the 2nd exit onto Grammar School Road. At the next roundabout take the 1st exit onto Yarmouth Road. Yarmouth Road turns right and becomes New Road. Turn left onto Pound Road and then right onto Manor Road and the property will be found clearly signposted with a Fine & Country For Sale Board.

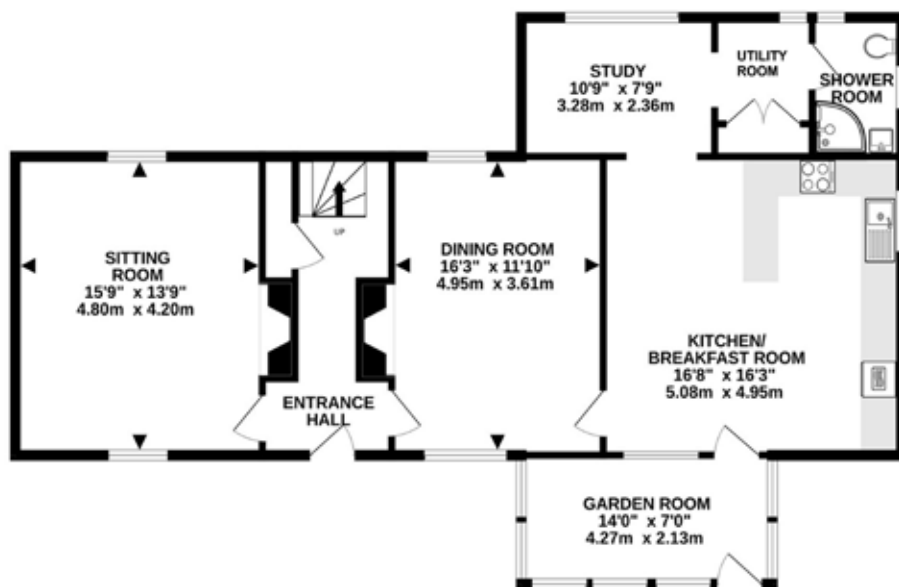
Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage
Fibre to Premises Broadband Available - vendor uses BT
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Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
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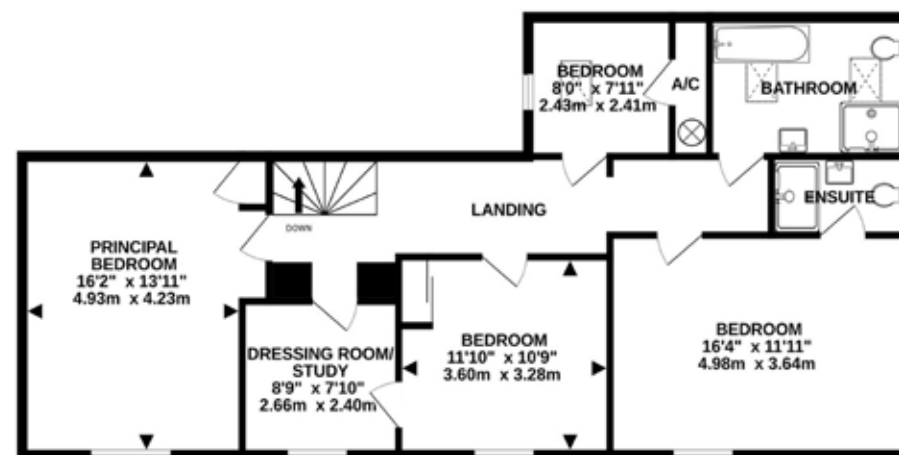
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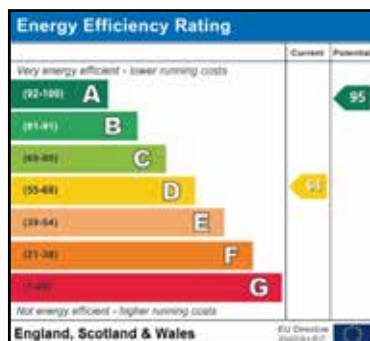
GROUND FLOOR
1044 sq.ft. (97.0 sq.m.) approx.



1ST FLOOR
955 sq.ft. (88.7 sq.m.) approx.

TOTAL FLOOR AREA : 1998 sq.ft. (185.7 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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For a free valuation, contact the numbers listed on the brochure.





FINE & COUNTRY

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