

THE STORY OF

Manor Farm House

Lingwood, Norfolk

SOWERBYS



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Manor Farm House

Church Road, Lingwood, Norfolk
NR13 4TR

16th-Century Period Farmhouse

Four Bedrooms, Including
Principal with En-Suite

Sitting Room with Inglenook Fireplace
and Wood-Burning Stove

Dining Room with Access to Two
Barrel-Ceilinged Cellar Rooms

Glorious South Facing Garden Room

Well-Equipped Kitchen/Breakfast
Room with Ample Storage

Cloak/Utility Room and Practical
Ground-Floor Facilities

Private and Generous Plot

Far Reaching Countryside Views

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Manor Farm House is a captivating 16th-century period home, beautifully extended and sympathetically maintained to offer a seamless blend of historic charm and modern comfort. Approached via a private shared gravel drive and tucked away from view, this delightful property enjoys a tranquil and secluded setting. The house is situated in the charming village of Lingwood, just a short distance from the train station, offering convenient and reliable connections to London.



Steeped in character, the sitting room features a magnificent inglenook fireplace with a carved bressummer beam and a wood-burning stove, creating a warm and inviting focal point. The dining room provides an elegant entertaining space, with access to a cellar comprising two atmospheric barrel-ceilinged rooms. The home has also been recently rewired, offering added peace of mind alongside its period charm. A well-equipped kitchen/breakfast room, offering generous storage and work surfaces, flows effortlessly into a superb south-facing garden room. With underfloor heating and space for informal dining, this bright and airy room is the perfect place to enjoy morning coffee or relaxed family meals. A practical cloak and utility room completes the ground-floor accommodation.



The first floor offers four bedrooms, including a principal suite with en-suite bathroom, alongside two further double bedrooms served by the family bathroom. A fourth bedroom provides excellent versatility and would be equally at home as a dressing room or study.

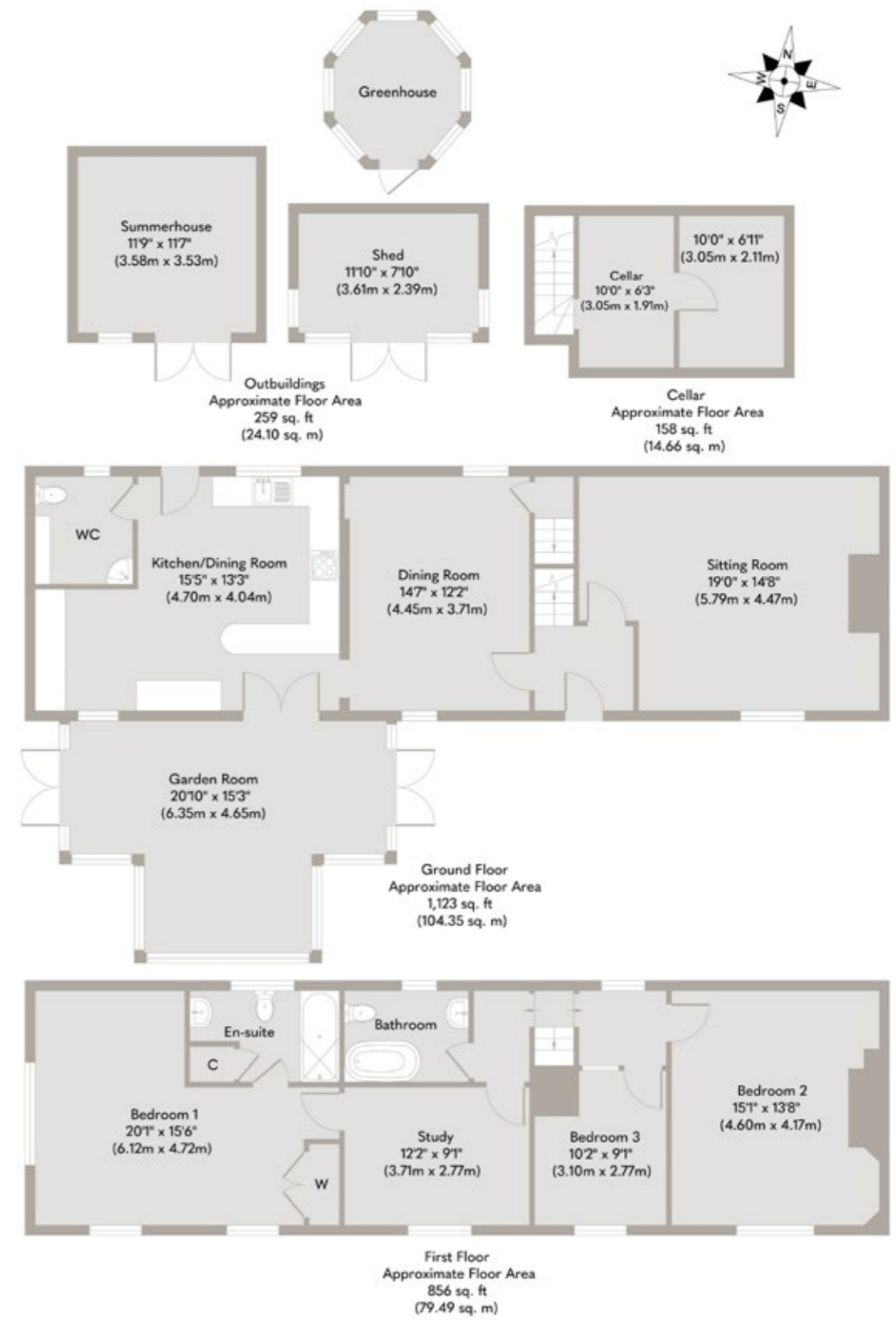
The gardens are a true highlight, south-facing and bursting with colour, featuring a wide variety of flowering perennials and thriving fruit trees. The summerhouse tucked at the bottom of the garden makes for a wonderful spot to soak in the tranquillity of the surroundings. Manor Farmhouse forms one of just three homes set within approximately a third of an acre (STMS), offering the perfect balance of privacy, character, and country living within easy reach of local amenities.





...the oldest part of the building is a 16th century farmhouse, modified and extended over time.





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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Lingwood

A PERFECT COUNTRYSIDE RETREAT

The village of Lingwood is set just off the A47 with good access for Norwich. Lingwood has a good community spirit with a variety of clubs and organisations making use of the village hall. It also benefits from a railway station.

Lingwood merges with the village of Strumpshaw, which is celebrated for its natural allure and rich historical landmarks. Surrounded by the picturesque landscape of the Norfolk Broads, this charming village offers a wealth of activities including boating, fishing, and birdwatching, making it a haven for outdoor enthusiasts. Adding to its allure, Strumpshaw Hall, an impressive Georgian mansion set within expansive parkland, graces the village with its grandeur.

Nature lovers are drawn to the nearby RSPB Strumpshaw Fen Nature Reserve, renowned for its diverse avian population and tranquil surroundings. Lingwood's character is defined by its collection of traditional cottages, each nestled within the peaceful countryside, providing residents with a serene and authentic rural lifestyle.

The village's convenient location offers easy access to the A47, facilitating straightforward journeys to Norwich City Centre and the stunning Norfolk coastline. Additionally, the proximity to local amenities ensures residents have everything they need within reach.

With its idyllic setting and accessibility to both urban amenities and natural wonders, Lingwood embodies the essence of a perfect countryside retreat and remains an ideal place to call home.



Note from the Vendor



“It’s incredibly peaceful, with fields on three sides, and lovely views over the garden and fields beyond.”



SERVICES CONNECTED

Mains electricity, water and gas.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:- 8238-7127-5590-7783-0922

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: /// sprayer.listings.tinsel

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SOWERBYS

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