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Red Hall Farm Cottages, North Walsham Road, Crostwick, Norfolk, NR12 7BZ

Red Hall Farm Cottage is a truly individual country home, combining period charm, generous accommodation and exceptional outdoor amenities with an enviable location just ten minutes from Norwich city centre. Set on the North Walsham Road in the popular village of Crostwick, the property offers the rare combination of peaceful rural living with remarkably convenient access to Norwich, the Norfolk Broads and Norwich Airport. The location is particularly well placed for both work and leisure, with excellent access to the city and its extensive range of amenities, regular rail and bus services towards Cambridge and London, Norwich Airport and a choice of highly regarded schools. The stunning North Norfolk coastline is also within easy reach, offering a wonderful choice of beaches and coastal walks.

Set within approximately 0.75 of an acre, the outside space is a significant feature of the property. A generous driveway provides extensive parking, and access to a double garage currently used as additional accommodation. The gardens have been designed with entertaining and leisure in mind, incorporating a substantial patio terrace, neatly maintained lawns, a swimming pool and pool room, creating an impressive setting for summer gatherings and family enjoyment. The generous plot also offers potential for the creation of an annexe, subject to the necessary planning consents.





- AMPLE OFF-ROAD PARKING
- SWIMMING POOL & POOL ROOM
- FIVE BEDROOMS, FOUR WITH EN-SUITES

- SPACIOUS & VERSATILE COUNTRY HOME
- STUNNING PRESENTATION THROUGHOUT
- EASY ACCESS TO CITY CENTER & COASTLINE

- PLOT EXTENDING TO APPROX. ¾ OF AN ACRE
- OPEN PLAN KITCHEN DINER & FAMILY ROOM
- ANNEXE POTENTIAL (SUBJECT TO THE USUAL PERMISSIONS)

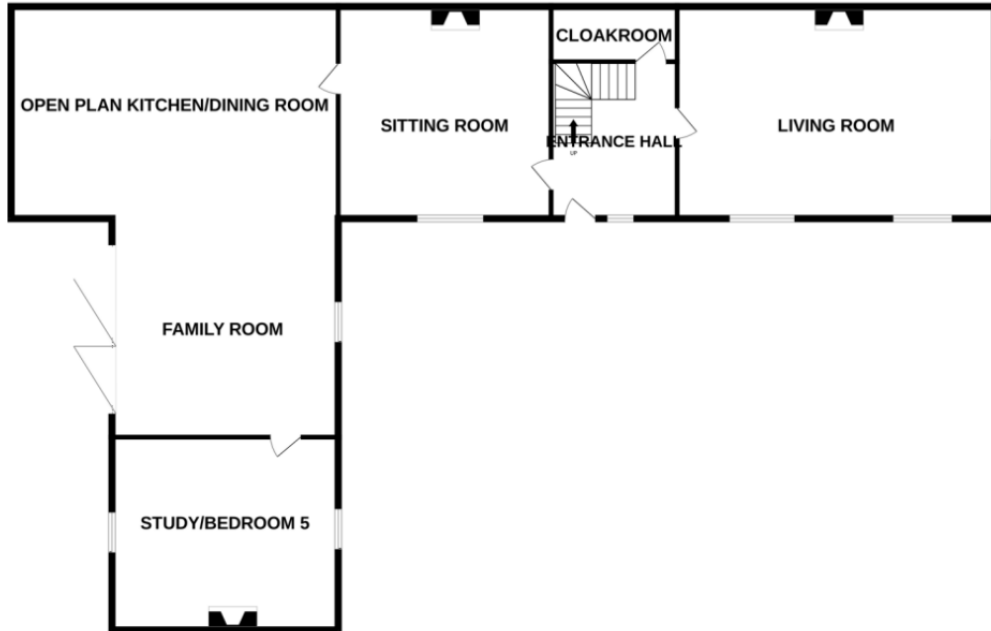
Inside, the property beautifully combines the character of the original cottages with thoughtfully designed modern additions. The extended accommodation creates a superb kitchen, dining and family room, with bi-folding doors opening directly onto the patio and creating a seamless connection between the house and garden. A study or fifth bedroom provides useful flexibility for those working from home or requiring additional accommodation. The original cottage retains its welcoming character, with a cosy sitting room featuring a wood-burning stove, while a separate and spacious living room benefits from a further wood-burning stove, creating a warm and inviting focal point. An entrance hall and ground-floor cloakroom complete this level. Upstairs, there are four generously proportioned bedrooms, each with its own en-suite bathroom, providing an exceptional level of comfort and privacy for family and guests.

Red Hall Farm Cottage offers a rare opportunity to acquire a substantial and highly versatile country home, with extensive grounds, swimming pool, annexe accommodation and further potential, all within easy reach of Norwich and the many attractions of the Norfolk countryside and coast.

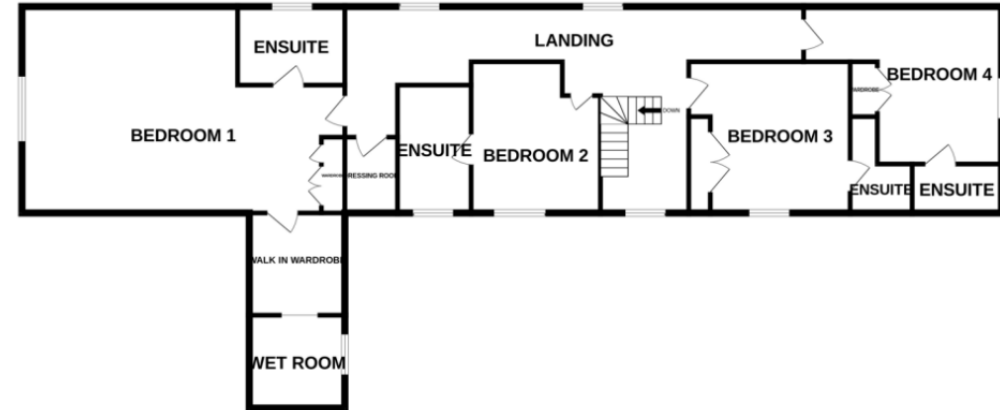




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		





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