



WE BRING PEOPLE AND PROPERTY TOGETHER

Pond Farm, Staithe Road, Sutton, Norfolk, NR12 9QU

Pond Farm is a substantial and versatile detached period property, originally comprising two farm workers' cottages, believed to date back as far as 1740. By the time of the current ownership, the cottages had been combined to create one larger family home, with conveyancing documents dating back to 1890.

Situated in the leafy hamlet of Sutton, on the northern edge of the bustling North Norfolk market town of Stalham, Pond Farm occupies a wonderful position on the northern banks of the gently winding River Ant. The setting provides a peaceful rural environment and a popular gateway to the picturesque waterways of the Norfolk Broads, making it particularly appealing to nature lovers and boating enthusiasts. Stalham is close at hand and provides an excellent range of everyday amenities, including well-regarded schools, a High Street with local shops and services, together with a superstore and petrol station.

The property is complemented by two barns and a former cowshed the latter having been converted into a two-bedroom annexe which has been successfully rented to long-term tenants or occupied by family over the years. The two barns also benefit from previous planning permission for conversion into a three-bedroom property, offering exciting further potential. Set on a plot approaching half an acre and positioned back from the road, the property is approached via a gravel driveway providing ample off-road parking and access to a timber double garage, the two barns and detached annexe. To the front, a paved terrace extends away to beautifully maintained lawn gardens, bordered by mature shrubs and established trees.





STOBART
& HURRELL

- OVER 3,300 SQ FT OF LIVING SPACE
- PLOT APPROACHING HALF OF AN ACRE
- APPROX FIVE MILES TO THE COASTLINE

- FOUR BEDROOMS, MAIN WITH EN-SUITE
- POTENTIAL FOR FURTHER DEVELOPMENT
- SELF-CONTAINED TWO BEDROOM ANNEXE

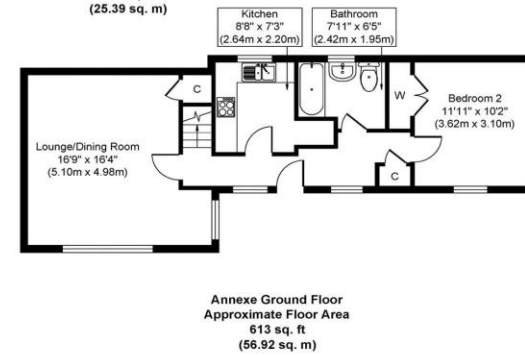
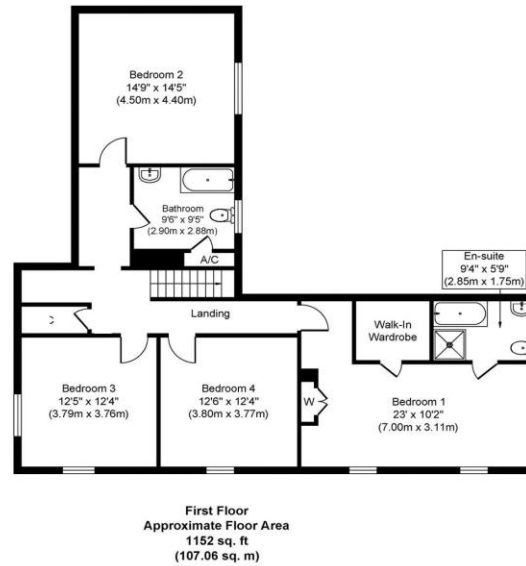
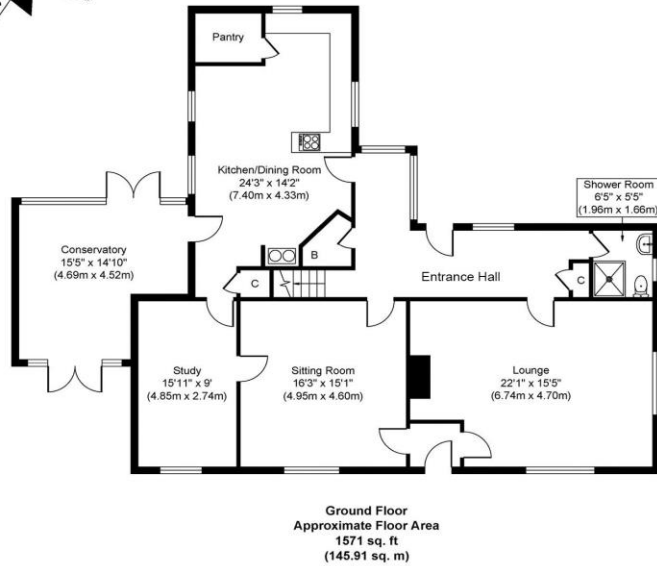
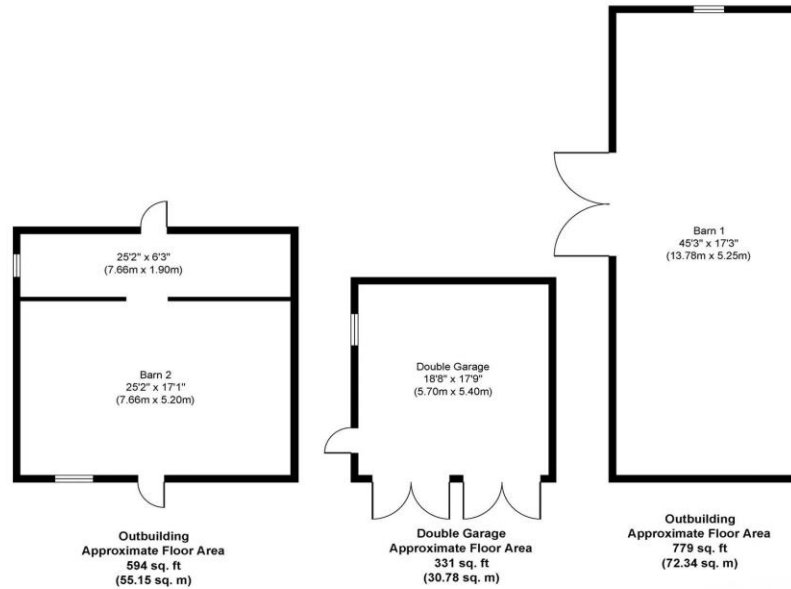
- TIMBER DOUBLE GARAGE & AMPLE OFF-ROAD PARKING
- DETACHED PERIOD PROPERTY WITH NO ONWARD CHAIN
- PREVIOUS PLANNING PERMISSION FOR BARN CONVERSIONS

Inside, there is scope to update and put your own stamp on both the main house and annexe, but the property has excellent underlying character and is ready for its new owners. The kitchen provides a natural social hub, centred around an AGA, while a separate sitting room with log burner and a further lounge offer flexible living and entertaining space. A useful study and generous dining room, comfortably accommodating a large gathering, make the home particularly well suited to family entertaining. A large conservatory provides a further sociable space, with doors opening onto the garden and allowing the room to be enjoyed throughout the year. To the first floor are four bedrooms, the principal bedroom benefiting from an en-suite shower room and walk-in wardrobe, together with a family bathroom. The self-contained annexe (Barnside) was originally converted to provide accommodation for an elderly relative, allowing her to maintain her independence while remaining close to family. It was subsequently successfully rented to long-term tenants and, although now requiring some modernisation, offers considerable flexibility for family, guests, home working or potential income, subject to any necessary permissions.

The property is also conveniently positioned for Wroxham and Hoveton, approximately six miles away and widely regarded as the heart of the Norfolk Broads. From here, the extensive network of broads and backwaters can be explored by boat, while Wroxham provides a wealth of amenities including the renowned Roys of Wroxham department store, independent boutiques, cafés, restaurants, banks and tourist attractions. The North Norfolk coast is also within easy reach, together with a range of golf courses and other leisure facilities, while Norwich is readily accessible for city amenities and mainline rail connections.







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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		





Whether selling, buying or letting, there can be plenty to organise. Our range of services and our experience of the local market means we can help or recommend like-minded reputable firms to assist you with your move.



Come in and meet us, visit us on line or call and speak to one of the team to learn more.

Stobart & Hurrell

Unit 3A, Station Business Park, Horning Road West, Hoveton, Norfolk NR12 8QJ

www.stobarthurrell.co.uk

enquiries@stobarthurrell.co.uk

01603 782 782

