

The  
Brambles Church  
Farm Lane  
Great Witchingham





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CITY | COUNTRY |



# The Brambles Church Farm Lane

## Price Guide £1,200,000

### The barn conversion in a fabulous position...

Occupying a superb plot of approximately two acres in an idyllic rural setting beside St Mary's Church, The Brambles is an exceptional barn conversion extending to over 400m<sup>2</sup> (4,300 sq ft), completed in 2023 to an exacting standard. Combining impressive scale, outstanding energy efficiency and tremendous versatility, this is a home that offers both luxurious family living and exciting future potential.

Approached via a substantial driveway with extensive parking, the property immediately impresses with its striking architecture and attractive blend of contemporary design and retained character features. The accommodation is centred around a magnificent open-plan kitchen, dining and family room with vaulted ceilings, exposed timbers and expansive glazing, creating a wonderful sense of light and space. Two sets of lift-and-slide doors open directly onto the terrace and gardens, seamlessly connecting the interior with the surrounding countryside.

The beautifully appointed kitchen is fitted with a large central island, quartz work surfaces, Rangemaster range cooker, integrated appliances and a generous walk-in pantry, whilst a substantial utility room and dedicated plant room provide excellent practical space. A separate snug and an additional reception room currently utilised as a gym offer flexibility for family life, home working or leisure pursuits.

The bedroom accommodation is equally impressive, with a series of generous double bedrooms, two with en-suite wet rooms, alongside a luxurious principal suite featuring a dressing area, mezzanine dressing room and an elegant en-suite bathroom. A further substantial first-floor suite, complete with its own bathroom and sitting area, creates an ideal guest wing, multi-generational living space or potential annexe arrangement.

The specification throughout is exceptional. Designed with efficiency and sustainability in mind, the property benefits from 38 solar PV panels, a 15kW battery storage system, air source heating, underfloor heating throughout the ground floor, radiators to the first floor, integrated networking, Starlink internet, CCTV security and a private borehole water supply. Current owners report annual electricity costs of approximately £2,400 per annum, covering all household heating and power requirements, with the dedicated koi pond facility adding a further £1,200 per annum.

Outside, the gardens and grounds are a particular highlight. Extensive porcelain terraces provide superb entertaining space, whilst the lawned gardens enjoy uninterrupted views across open countryside and conservation land beyond. Mature trees, woodland areas and open spaces combine to create a wonderful sense of privacy and seclusion.

Despite its peaceful rural setting, The Brambles remains remarkably well connected. The village of Great Witchingham sits within easy reach of Lenwade, with everyday amenities including a doctors' surgery, local shops and public houses nearby. The market towns of Reepham, Aylsham and Dereham are all readily accessible, whilst the cathedral city of Norwich is approximately 12 miles away, providing excellent shopping, dining, cultural attractions and rail links to London Liverpool Street. A wide selection of highly regarded state and independent schools can be found within the surrounding area, making the property particularly appealing for families seeking countryside living without sacrificing convenience.

**The further potential...**

Beyond the main residence lies a substantial range of former stables, workshops and outbuildings, currently providing extensive storage and hobby space but presenting significant scope for redevelopment, subject to any necessary consents. Potential uses could include home business premises, leisure facilities, ancillary accommodation, holiday letting opportunities or further residential conversion. In addition, planning permission has been granted for a three-bay cart lodge with attic trusses, creating further potential for garaging, storage or additional accommodation, subject to requirements. There's even a purpose-built koi pond facility with filtration systems in place, equally suited for alternative leisure or entertaining uses.

Rarely does a property combine such impressive accommodation, modern efficiency, extensive grounds and future development opportunities in such a desirable Norfolk setting. The Brambles represents a truly outstanding lifestyle opportunity.

**Agents notes...**

A pre-recorded walkaround tour is available for this property

The property is served by mains and solar PV panels for electricity, Starlink for internet, a private borehole for water, and a mini treatment plant for sewerage.



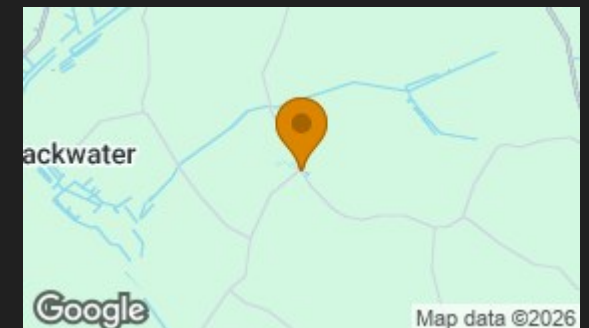
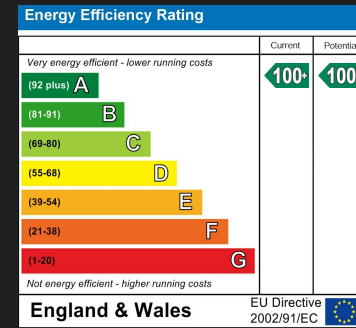
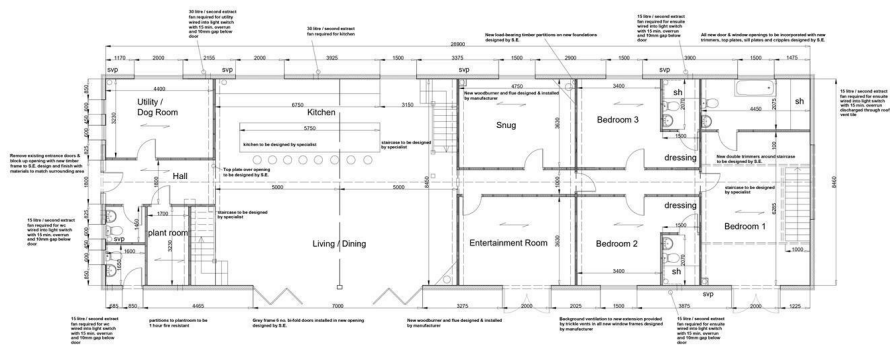
Local Authority  
Broadland

Council Tax Band  
E

Directions

The drawings are intended to be used as a guide only and are not to be used as a basis for any legal proceedings. All dimensions are to be taken as shown and are not to be taken as a basis for any legal proceedings. The drawings are intended to be used as a guide only and are not to be used as a basis for any legal proceedings. All dimensions are to be taken as shown and are not to be taken as a basis for any legal proceedings.

PRELIMINARY



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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