



# ROOKERY FARMHOUSE

Saxthorpe Road, Thurning, NR24 2JP  
Guide Price £800,000

**BROWN & CO**  
COCKERTONS



# ROOKERY FARMHOUSE

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## DESCRIPTION

Rookery Farmhouse is a magnificent Grade II Listed detached residence dating back to circa 1700 with fine double gables shaped in the Flemish style along with several other period features and later additions. A real gem enjoying peace and privacy and ripe for renovation. The property appeared in 'Parsons Pleasure' a Roald Dahl Tale of the Unexpected in 1980 featuring John Gielgud.

The property is arranged over three floors and offers five reception rooms including an old dairy and drawing room, kitchen with pantry, oil fired AGA and utility room, five bedrooms, family bathroom and en suite to master, cloakroom and two attic rooms. The property benefits from electric heating and offers extremely flexible accommodation.

Rookery Farmhouse is pleasantly screened behind a grove of mature hardwood trees and flint roadside wall. Approached via a long sweeping driveway providing ample off road parking. The mature garden grounds are a wonderful feature, extending to approx. 1.15 acres (stms) with beautiful formal and partly walled gardens to the rear interspersed with mature trees, shrubs and plants. A summerhouse is nestled within the grounds enjoying views of the garden.

## LOCATION

Thurning is a dispersed settlement some six miles south of Holt and three miles west of Saxthorpe and Corpusty. The headwater of the River Bure flows through a County Wildlife Site to the east and the MGN Railway followed a similar route through meadows before being dismantled in the early 1960s. This is attractive undulating countryside with valley meadows and good arable land interspersed with woodland. Thurning with a population of less than 100 is within the Reepham High School catchment area. Shops, primary schools, public houses and other facilities are available nearby at Briston and Melton Constable to the north as well as at Saxthorpe and Corpusty to the east.



## SPECIFICATION

- Grade II Listed Farmhouse
- Period Features Throughout
- Situated in a pretty Village Location
- Sweeping Driveway
- Ample Off Road Parking
- Mature Garden Grounds extending to 1.15 Acres (stms)
- Kitchen with Pantry
- Utility Room
- Five Reception Rooms
- Five Bedrooms
- Family Bathroom & En Suite to Master
- Cloakroom
- Two Attic Rooms
- Ripe for Renovation
- Flexible Accommodation
- Oil Fired Central Heating
- No Onward Chain

## GENERAL REMARKS & STIPULATIONS

Intending purchasers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.





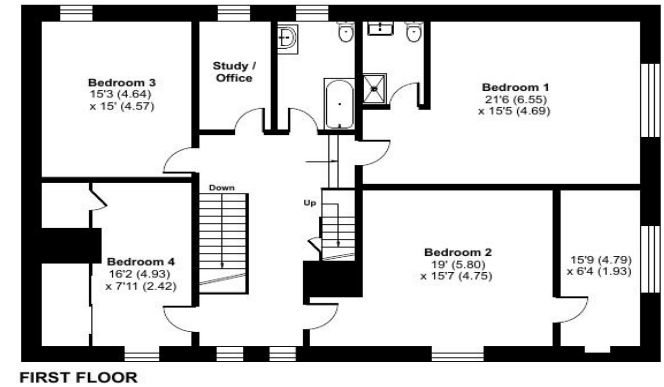
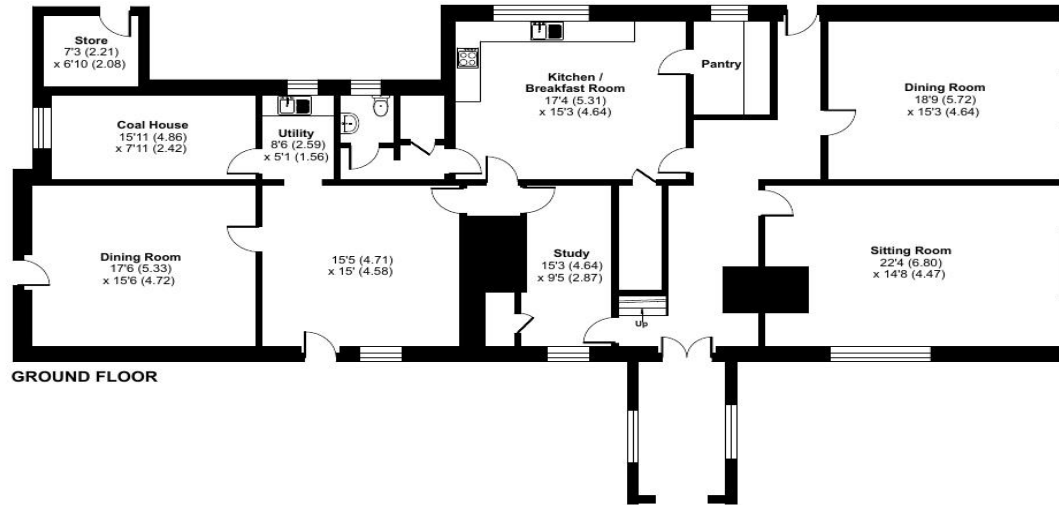
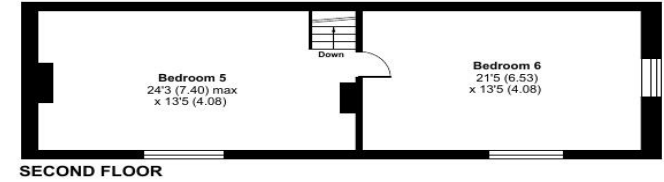
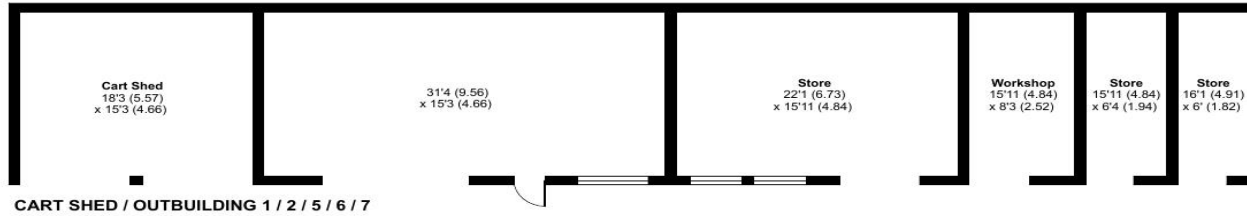
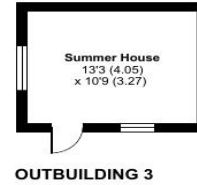
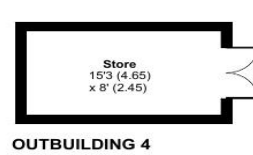
# Rookery Farmhouse, Saxthorpe Road, Thurning, Melton Constable, NR24

Approximate Area = 4362 sq ft / 405.2 sq m (excludes cart shed)

Outbuildings = 1484 sq ft / 137.8 sq m

Total = 5846 sq ft / 543 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Brown & Co. REF: 1271867

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