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Manor Farm House  
Marsh Road  
Halvergate



A WONDERFUL HOME SET WITHIN THE BROADS NATIONAL PARK WITH UNRIVALLED VIEWS OVER THE MARSHES

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## Manor Farm House, Marsh Road, Halvergate, NR13 3QD

2

### ENTRANCE HALL

With door in from a covered porch this practical room has tiled floor, space for coats and shoes. Doors open to the cloakroom, utility room and kitchen.

### CLOAKROOM

With wc and hand wash basin.

### UTILITY ROOM

Containing the LPG boiler, water tanks, water softener and offering further storage with plumbing for a washing machine.

### KITCHEN/DINING/FAMILY ROOM

This superb room offers plenty of space for dining and seating with the kitchen area being fitted with handmade fitted wooden cupboard and drawer units, along with a dresser unit, to two walls, with granite worksurfaces over, having an inset 1 ½ bowl butler sink unit. There is space for a range style cooker (with LPG connection), space for an American style fridge freezer, and space with plumbing for a dishwasher. Matching wall cabinets incorporate more storage, plate rack, wine cupboard and shelving. An island with further cupboards and drawers and a solid Beech surface partially divides the kitchen from the living and dining area. Windows to three aspects offer far reaching views, while Velux windows above the kitchen provide for plenty of natural light. A roof lantern over the sitting area once again allows for natural light.

From the living area, French doors offer superb views to the south and open out to a paved terrace.







## SITTING ROOM

Another lovely room with French doors once again offering stunning views and opening onto the covered veranda. A brick fireplace houses a wood burning stove on a raised brick hearth with wooden mantel over.



## HALL

With large built-in storage cupboard, having stairs to the first floor and door out to the veranda.

## LIBRARY/BEDROOM 4

This room could readily be used as a ground floor bedroom if required and has a window and door to the garden.



### STUDY/BEDROOM 5

An ideal home office also with French door opening onto the covered veranda.

### LANDING

With stairs up from the hall, this landing has a window overlooking the garden and marshes beyond.

### BEDROOM 1

A generous principal bedroom with far reaching views and wardrobes.

### EN-SUITE

EN-SUITE

Fitted with bath, shower in cubicle, hand wash basin and wc with concealed cistern. Tiling to floor and walls, two towel rails/radiators.

### BEDROOM 2

A double bedroom with stunning views and feature fireplace.

### BEDROOM 3

A third double bedroom.

### BATHROOM

With white suite comprising bath with shower over, wc and hand wash basin. With towel rail/radiator. Tiling to walls.

### EXTERNAL

This individual home stands on Halvergate Marshes, some 12,000 acres of managed marshland. Forming part of the Norfolk Broads National Park, the marshlands are bordered by Rivers Yare and Bure. The marshes, which are mainly used for grazing, include a large area designated as a SSSI. There are a number of garden sheds all with power and lighting.



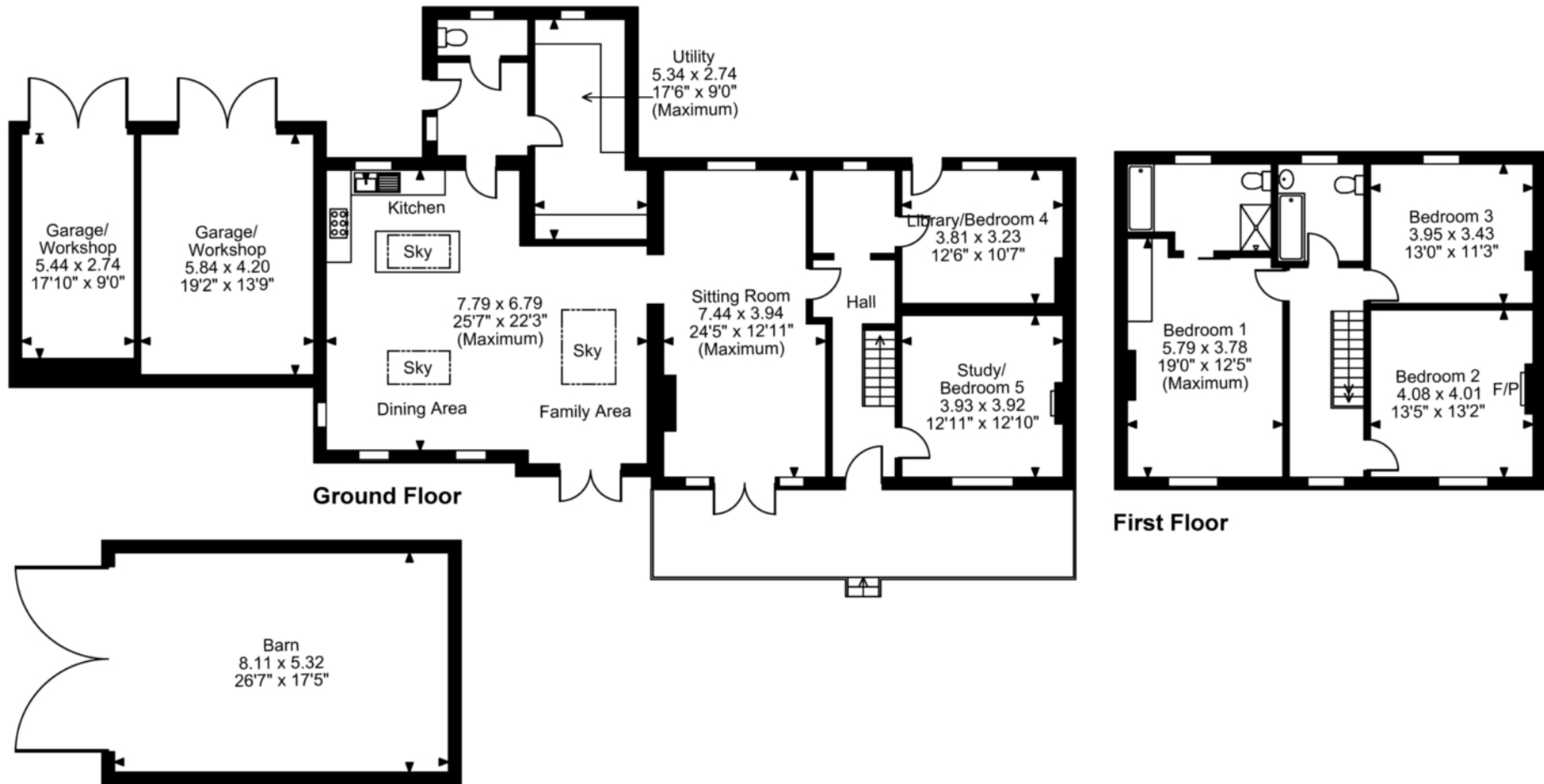


apple, pear and plum trees. To the southern aspect a veranda provides a pleasant seating area with views over the garden to the marshes and Muttons Mill, a great spot to observe the abundance of wildlife that visits the garden. Alongside the veranda is a paved terrace with French doors from the kitchen/living room and a vegetable garden. To the east of the main garden across the track is a further area of garden, known as Robin Wood, an enclosed dell offering another tranquil spot in this outstanding location. In total the gardens and grounds extend to around 1 acre (stms).

The property is approached from Stone Road over an unadopted track and then through a five-bar gate onto its own driveway which provides plenty of parking and leads to the garages. These garages are currently used as storage and one of them houses the batteries and backup generator. Alongside the drive is the timber barn with double doors. The gardens wrap around the property with wide areas of lawn, numerous mature specimen trees and a mature orchard with



# Manor Farm House, Halvergate, Norwich, Norfolk



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The position & size of doors, windows, appliances and other features are approximate only.

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This one of a kind four/five bedroom home stands in gardens of around 1 acre (stms), close to Muttons Mill, within The Broads National Park. The property, which has been carefully refurbished and upgraded, enjoys stunning views to all aspects over Halvergate Marshes which attract a wide array of wildlife, including barn owls, goldfinches, hares, leverets, moorhens, Chinese water deer, birds of prey as well as more common birds. The ground floor accommodation includes a wonderful live-in kitchen, a lovely sitting room, a library/fourth bedroom, and a study/fifth bedroom. On the first floor the principal bedroom has an en-suite bathroom, there are two further bedrooms and a second bathroom. Externally the gardens include areas of lawn, numerous mature trees and enclosed vegetable garden. The south-facing veranda enjoys uninterrupted views over the marshes and of Muttons Mill. The property is not connected to the public electricity network but is powered by a combination of wind and solar with batteries and backup generator. Only by viewing can the location and peacefulness offered by this amazing setting be truly appreciated.



EPC Rating: B

Council Tax Band: C

Tenure: Freehold

Viewing by appointment with our  
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