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Brant House, Nobbs Loke, Wayford, Norfolk, NR12 9LD

Brant House is a substantial detached residence occupying an exceptional plot of approximately forty acres, offering a rare opportunity to acquire a lifestyle property with nearby access to moorings on the River Ant and Wayford Marine. Combining extensive grounds, versatile outbuildings, and outstanding potential, the property is ideally suited to those seeking a smallholding, equestrian facility, leisure enterprise, or other lifestyle venture, subject to the necessary consents.

The land extends to include a double garage, generous timber outbuilding, stable block, enclosed grazing paddocks, areas of mature woodland, and a picturesque pond, creating a diverse and attractive environment rich in wildlife and natural beauty. With its significant acreage, established infrastructure, and enviable riverside setting, Brant House presents exceptional scope for a variety of uses while offering privacy, space, and potential income-generating opportunities.

Situated within the waterside hamlet of Wayford, the property enjoys a peaceful rural setting whilst remaining conveniently connected to local amenities. The popular Wayford Bridge Inn and a nearby garden centre are both within half a mile, while a network of footpaths and country lanes provide access to scenic walks and the surrounding countryside. The nearby market towns of Stalham, Wroxham, and North Walsham offer a comprehensive range of shops, restaurants, schools, and everyday services.





**STOBART
& HURRELL**

- DETACHED PROPERTY
- DEVELOPMENT POTENTIAL
- PLOT OF APPROX. 40 ACRES

- STABLE BLOCK & ENCLOSED PADDOCKS
- FOUR BEDROOMS, MAIN WITH EN-SUITE
- LESS THAN SIX MILES TO THE COASTLINE

- RENOWNED NORFOLK BROADS LOCATION
- AMPLE OFF-ROAD PARKING & DOUBLE GARAGE
- AROUND THIRTY MINUTES TO THE CITY OF NORWICH

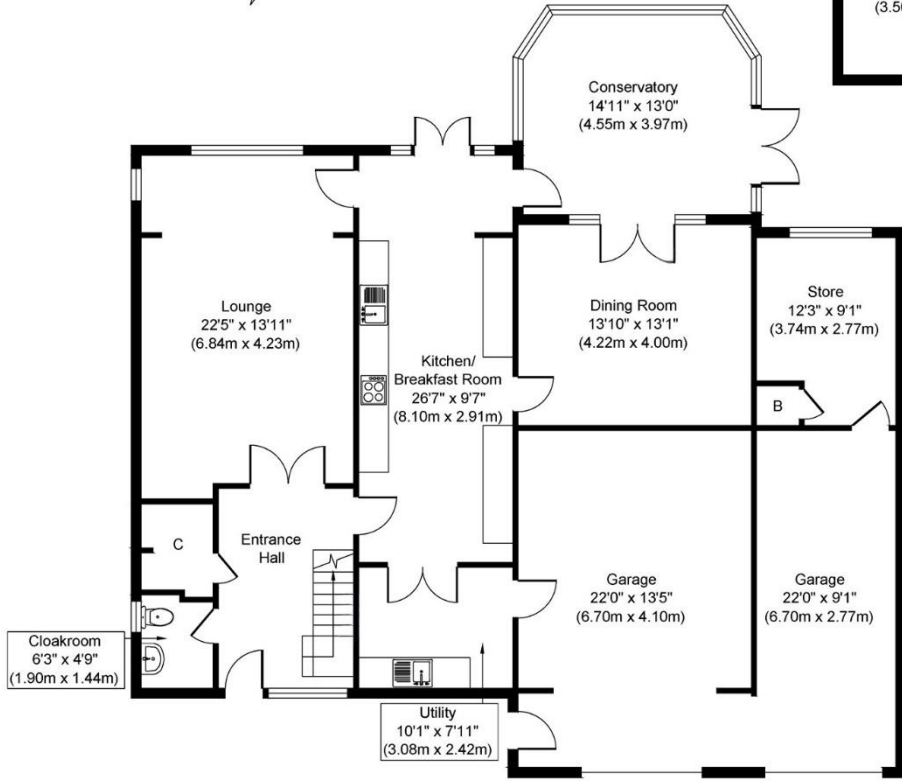
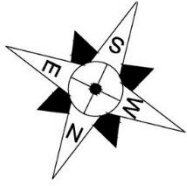
Extending to over 2,300 sq ft, the accommodation is both spacious and versatile, perfectly suited to modern family living. The ground floor comprises three reception rooms, including a comfortable family lounge, a formal dining room, and a bright conservatory overlooking the grounds. A generous kitchen/breakfast room forms the heart of the home and is complemented by a separate utility room and cloakroom. Upstairs, a spacious landing leads to four well-proportioned bedrooms, three of which benefit from built-in storage. The principal bedroom enjoys a large en-suite bathroom, while a family bathroom serves the remaining accommodation.

Brant House is perfectly positioned to enjoy the very best of Norfolk's countryside and waterways. Wroxham, widely regarded as the "Capital of the Norfolk Broads", lies less than seven miles away and offers access to miles of navigable waterways, boating facilities, waterside dining, and leisure activities. The spectacular North Norfolk coastline is also within easy reach, with renowned beaches at Horsey, Waxham, Sheringham, and Holkham offering endless opportunities for walking, wildlife watching, and coastal recreation.

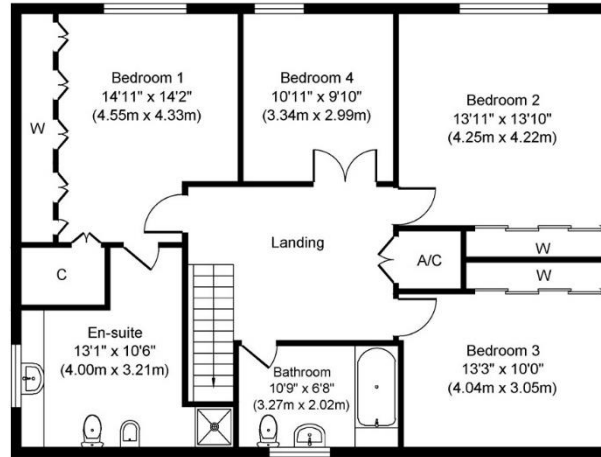
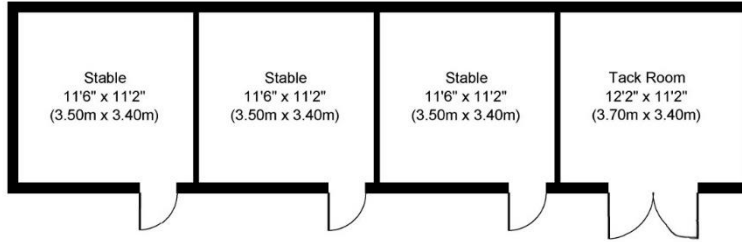




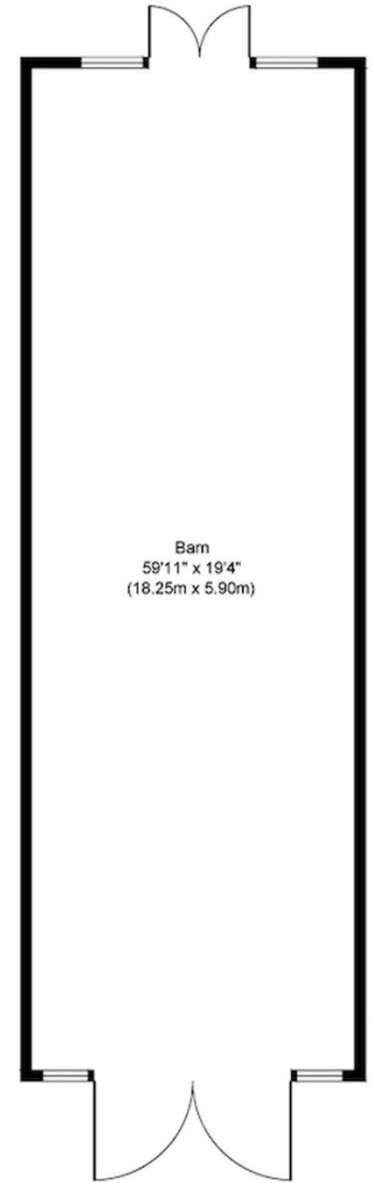
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Ground Floor
Approximate Floor Area
1252 sq. ft
(116.27 sq. m)



First Floor
Approximate Floor Area
1088 sq. ft
(101.13 sq. m)



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.





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