



## Grove Farm

Tower Road, Repps with Bastwick, Great Yarmouth, Norfolk, NR29 5JN

**BROWN & CO**



## Grove Farm, Tower Road, Repps with Bastwick, Great Yarmouth, Norfolk, NR29 5JN

An outstanding opportunity to acquire a highly versatile and characterful smallholding, comprising a substantial detached seven-bedroom farmhouse, currently arranged as two dwellings providing holiday let income, together with a range of traditional outbuildings, ancillary holiday accommodation, and two established, two bedroom properties adding additional income streams.

The property is set within approximately 1.379 acres (stms) and offers considerable flexibility for multi-generational living, lifestyle buyers, or those seeking a home with commercial potential.

£1,100,000



### DESCRIPTION

The principal farmhouse forms the heart of the holding and is a handsome detached residence of considerable scale, currently arranged to provide two interconnecting yet independent dwellings. This flexible configuration has been successfully utilised for the holiday lettings market, whilst equally lending itself to reversion into a substantial single private residence, subject to the necessary consents.

The primary accommodation on the ground floor is both generous and well-balanced, with a natural emphasis on reception space. A centrally positioned dining room serves as the focal point of the house, linking to a well-appointed kitchen and on to two reception rooms whilst a utility room provides practical support. Across the northeast wing on the ground floor lies an independent two bedroom arrangement with separate access from the rear courtyard into a hall, access to a shower room and through to the principal bedroom that provides super views over the gardens and access to both the sitting room, and another bedroom/nursery.

Of particular note is the provision of ground floor bedroom accommodation, offering flexibility for guests, multi-generational living, or single-storey occupation. In total, the farmhouse provides seven bedrooms, thoughtfully arranged across both

floors, and served by a range of bath and shower rooms offering en-suite accommodation with a bathroom and two separate wc's positioned off the main landing. We draw your attention to the floorplan as to how the accommodation is arranged.

Across the inner courtyard lies The Dairy, an attractive, detached traditional brick and pantile barn with access into both the laundry room with kitchen area and into the main sitting room with a striking feature being the mezzanine.

The in/out driveway leads on and there is a large parking and turning area providing the holiday let business with suitable space for multiple guests. The accommodation here is particularly striking and beautifully arranged comprising two, two bedroom attached properties with are a mirror image of one another and offer open-plan kitchen/living areas, two bedrooms and a bathroom, each element carefully arranged to maximise privacy and independence whilst enjoying their own associated gardens.

The 39.8ft Games Barn provides the whole site with a superb area to relax, dine and play, with snooker table and table tennis, as well as with kitchen facilities and adjoining wc. This vaulted barn certainly has scope for further development but acts as a superb feature of Grove Farm. Throughout, the property retains a sense

of character and proportion, with well-sized rooms, pleasing outlooks over the surrounding grounds, and a layout that readily accommodates both private and commercial lifestyles.

Outside - The property is set within approximately 1.379 acres (stms) of well-defined and attractively arranged grounds, offering a compelling balance of formal gardens, productive areas, and open amenity space, all enjoying a delightful rural outlook over surrounding farmland.

Approached via a private driveway, the farmhouse and its associated buildings are arranged in a traditional courtyard style, providing a cohesive and sheltered setting. The immediate gardens surrounding the principal house are predominantly laid to lawn and interspersed with a variety of mature trees, established hedging, and well-stocked borders.

To the front and side of the farmhouse, areas of formal garden are enclosed by brick walling and hedgerows, affording a high degree of privacy. These spaces are ideally suited for outdoor entertaining and family use, with pathways and seating areas positioned to take advantage of the outlook across the grounds.

Beyond, the land opens out to provide more expansive areas of lawn and paddock-style ground, well suited to a variety of lifestyle

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

Grove Farm

# Tower Road, Repps With Bastwick, Great Yarmouth, NR29



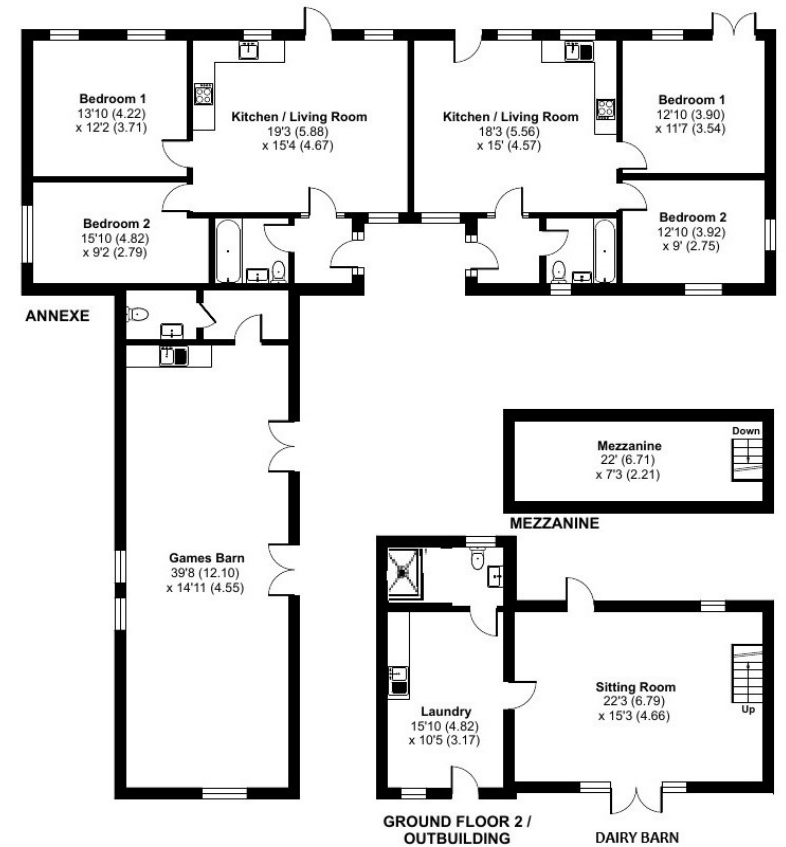
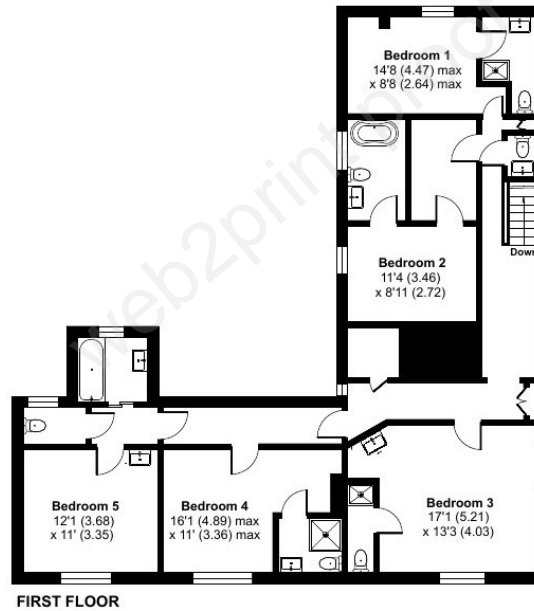
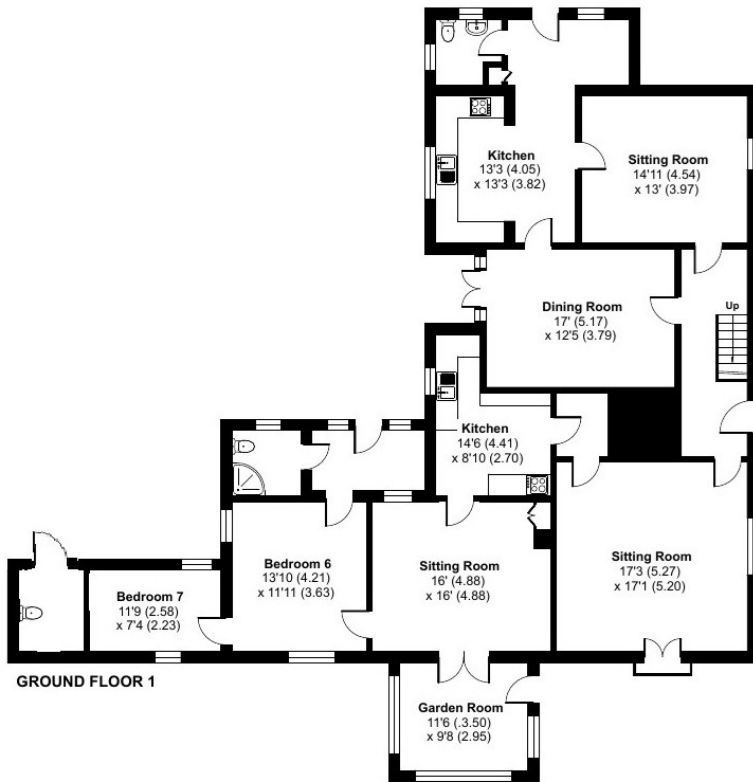
Approximate Area = 4127 sq ft / 383.4 sq m

Annexe = 2022 sq ft / 187.8 sq m

Outbuilding = 23 sq ft / 2.1 sq m

Total = 6172 sq ft / 573.3 sq m

For identification only - Not to scale



uses, whether for small-scale agriculture, equestrian interests, or general recreation. A productive kitchen garden area is also established, offering raised beds and cultivation space whilst being supported by an attractive greenhouse.

Mature trees and boundary planting frame the property and provide natural screening, while the wider setting affords far-reaching views across open countryside.

The collection of buildings at the rear comprise an open cart lodge of brick and pantile construction, a detached T-shaped barn, again of brick and pantile construction and a large agricultural shed with superb potential subject to the necessary consents and all of these buildings are available via separate negotiation through the selling agent, Brown&Co LLP.

Services – Mains water, mains electricity, oil fired central heating, private drainage system (septic tanks).

Local authority – Great Yarmouth Borough Council

#### LOCATION

The property is situated on Tower Road in the sought-after rural parish of Repps with Bastwick, within the Norfolk Broads National

Park. This highly regarded location offers a unique blend of tranquil countryside living with immediate access to an extensive network of waterways, ideal for sailing, walking, and wildlife pursuits.

The nearby villages provide essential amenities, while the popular market town of Acle offers a broader range of facilities including shops, schooling, and rail services with connections to Norwich. The cathedral city of Norwich lies to the west and provides comprehensive cultural, educational, and commercial amenities, together with an international airport.

The east Norfolk coastline, including the sandy beaches at Winterton-on-Sea and Horsey, is within easy reach, further enhancing the lifestyle appeal of the property.

#### DIRECTIONS

Travelling from Norwich, leave the city on the A47 heading east toward Great Yarmouth. Continue along the A47 and at the end head over the roundabout onto the A1046 heading towards Billockby. Take the left turn off into Main Road signposted for Martham and North Walsham. Continue along this road until you

reach the end and into the village of Repps with Bastwick. The turning for Grove Road is immediately across the other side of the road which provides access to Grove Farm which will be on the right hand side approximately quarter of a mile along Grove Road.

#### AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

**VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871**





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