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THE STORY OF
Peggs Farm

Colby, Norfolk

SOWERBYS



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Peggs Farm

Long Lane, Colby, Norwich Colby, Norfolk
NR11 7EF

Handsome 16th-Century Red-Brick
Farmhouse, Beautifully Restored

Approximately 1.2 Acres of Mature
Gardens and Grounds (STMS)

Peaceful Rural Setting Down
a Quiet Country Lane

Four Bedrooms with Two Bathrooms
Arranged over the First and Second Floors

Versatile Study/Bedroom Five

Elegant Formal Reception Rooms
With Views over the Front Lawns

Cosy Sitting Room with an
Attractive Open Fireplace

Impressive Central Entrance Hall
with Bespoke Pine Staircase

Wealth of Period Features Including Fireplaces,
Exposed Beams and Pine Panelling

Outbuildings with Potential For Conversion
- Subject to the Necessary Planning Consents

SOWERBYS HOLT OFFICE

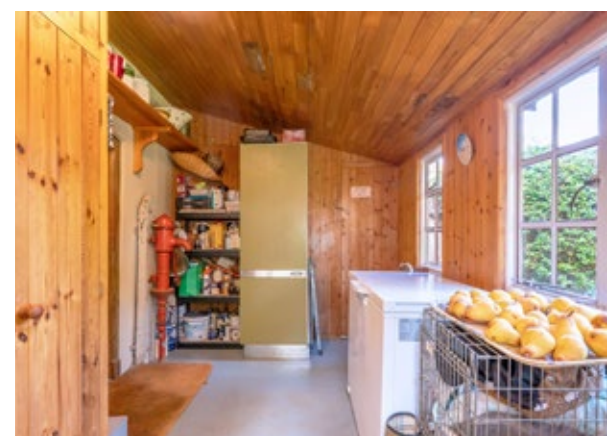
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Peggs Farm is a handsome red-brick farmhouse dating back to the 16th century, thoughtfully and extensively restored by the current owners to an exceptional standard. The property retains a wealth of original character and charm, with feature fireplaces, exposed beams, pine panelling and a number of individual period details, beautifully complemented by high-quality improvements throughout.

The house is approached through its established grounds, with approximately 1.2 acres (STMS) of gardens providing a wonderful sense of space and privacy. Mature trees, established planting and broad areas of lawn create an attractive setting, with the principal garden flanked by a traditional brick wall. There is also a substantial outbuilding, currently used for storage, which offers exciting potential for conversion, subject to the necessary consents.





Internally, the accommodation is arranged over three floors and provides a generous and versatile layout.

The ground floor is centred around an impressive entrance hall, featuring a particularly attractive one-off pine staircase which forms a striking focal point. From the hall, the principal reception rooms are predominantly positioned to take advantage of views across the front lawns.

“One of the real strengths of Peggs Farm is the sense of space, both inside and out.”

The formal sitting room is a particularly inviting space, centred around an open fireplace and providing a cosy yet elegant setting for relaxing and entertaining. The dining room offers a further formal reception space and leads through towards the kitchen and utility areas.

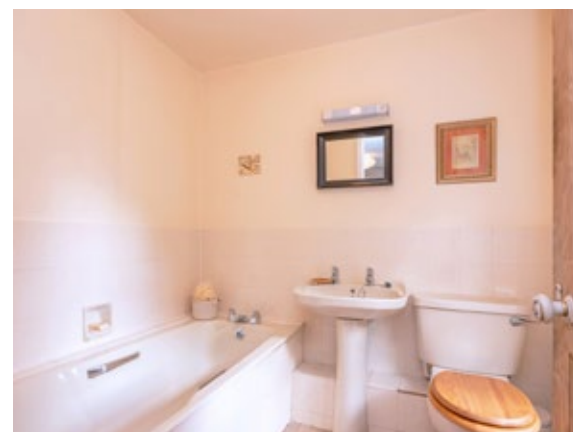
Also on the ground floor is a useful study/ bedroom five, providing valuable flexibility for modern family living, home working or occasional guest accommodation.



The first and second floors provide four further bedrooms, together with two bathrooms. The bedrooms are well proportioned and continue the character found throughout the house, with period features creating a warm and individual atmosphere.



Throughout, Peggs Farm is a house of considerable charm, combining the proportions and architectural detail of a traditional farmhouse with the quality and comfort expected of a carefully restored family home.



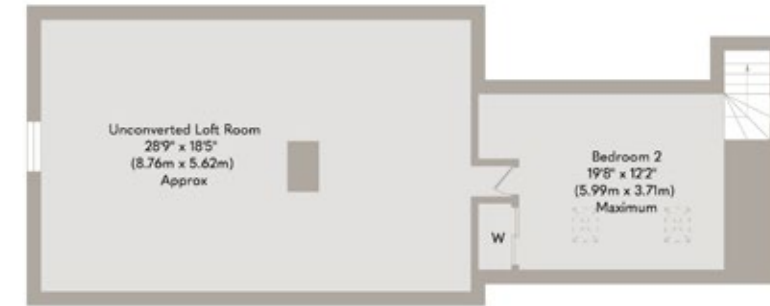


Outside, the grounds are a particular feature of the property. The mature gardens extend to approximately 1.2 acres and provide a series of lawns, established trees and planting, with the brick-walled garden creating a wonderfully private and sheltered environment. The existing outbuildings provide useful storage and, subject to planning and the necessary consents, may offer scope for further accommodation or ancillary use.



Situated in the rural village of Colby, at the end of a quiet country lane, Peggs Farm enjoys an appealing sense of seclusion while remaining a highly accessible country home. Gunton Station is within easy reach, providing convenient rail connections, while the well-regarded Gresham's School in Holt is also readily accessible, making the setting particularly appealing for those seeking countryside living without feeling disconnected.





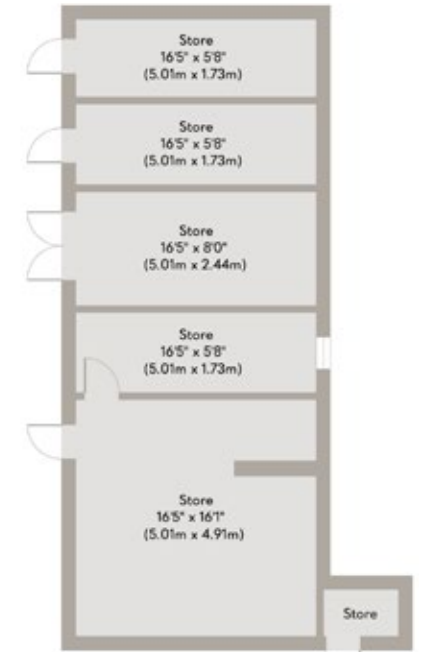
Second Floor
Approximate Floor Area
875 sq. ft
(81.29 sq. m)



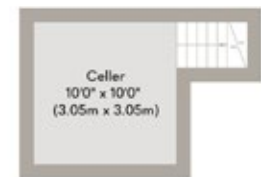
First Floor
Approximate Floor Area
1167 sq. ft
(108.44 sq. m)



Ground Floor
Approximate Floor Area
1530 sq. ft
(142.09 sq. m)



Outbuilding
Approximate Floor Area
778 sq. ft
(72.25 sq. m)



Cellar
Approximate Floor Area
121 sq. ft
(11.22 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. 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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Colby

ESCAPE TO RURAL NORFOLK LIVING

Colby is a peaceful rural village surrounded by the attractive North Norfolk countryside, offering a wonderfully quiet setting while remaining well placed for everyday amenities. Open fields, winding lanes and a network of countryside walks give the area an unhurried feel, making it particularly appealing for those who enjoy walking, cycling and spending time outdoors.

For day-to-day needs, the popular market towns of Aylsham and North Walsham are both within easy reach, providing a good choice of independent shops, supermarkets, schools, healthcare and leisure facilities. Aylsham is also close to the historic Blickling Estate, while North Walsham provides convenient access towards the Norfolk Broads and the coast.

Further afield, Cromer and the wider North Norfolk coastline offer sandy beaches, coastal walks, nature reserves and traditional seaside towns, while the Broads provide another distinctive landscape to explore. Norwich is also readily accessible, with its extensive shopping, restaurants, cultural attractions and mainline rail connections to London.

Colby itself retains a strong sense of village life, centred around its historic parish church and village hall, with local events helping to maintain a welcoming community atmosphere. Combining countryside, coast and good connections to nearby towns and the city, it offers an appealing balance for those looking for a quieter pace of life without feeling remote.



Note from Sowerbys



“Extensive gardens give the house a wonderfully open, comfortable feel, with plenty of flexibility for family life.”



SERVICES CONNECTED

Mains water and electricity. Oil-fired central heating.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

E. Ref:- 2878-3066-6201-1416-7200

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///factoring.deploying.tapers

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SOWERBYS

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