



Pond Farm
Staithe Road | Sutton | Norfolk | NR12 9QU

 FINE & COUNTRY

A HOME WITH HISTORY



“If you’ve always wanted to raise your family in a Broadland village, with a character home where you can make your mark and put down roots, this is sure to appeal. The Broads and the beach are on the doorstep and there are beautiful country walks all around. When you come home and close the door on the outside world, you have all the space you need in this welcoming period property, nestled in generous gardens approaching half an acre.”



KEY FEATURES

- A Detached Period Home with a Self Contained Annexe and Two Further Barns offering Potential
- Main House has Four Bedrooms & Three Bath/Shower Rooms
- Principal Bedroom benefits from a Walk-In Wardrobe and an En-Suite
- Kitchen/Breakfast Room with Pantry
- Two Reception Rooms a Study and a Conservatory
- Self Contained Annexe with Two Bedrooms
- Outbuildings include Two Barns with Planning Permission for Conversion
- Timber Double Garage and Plenty of Parking
- The Main Accommodation extends to 2,700sq.ft
- Energy Rating: E

There's a nostalgic feel to this property – the sense of a lifestyle that's increasingly hard to find. Outdoors in the fresh air, playing games on the lawn, drinks in the conservatory, keeping chickens, cooking Sunday lunch in the Aga, there's so much here you can enjoy. There's also planning permission to convert two barns into a dwelling, offering income potential for the years to come.

Moving With The Times

The property began life as two farm workers' cottages and might date back as far as 1740. When it passed into its current ownership, the cottages had been opened into one larger home, and the owners received conveyancing documents referring back to 1890, as well as a charming picture showing the farm in the early days, surrounded by fields. The farmhouse comes with two barns and a former cowshed. The latter has been converted into a two-bedroom property and has been successfully rented out or been occupied by family over the years. The barns have planning permission to be converted to a three-bedroom property. Work on the barns themselves hasn't begun, but the garage for Pond Farm, as part of the planning permission has been built, so the planning should remain in place in perpetuity. The plans are available to see when viewing the property and show separate parking and access for the farm, the cowshed and the barn development.

A Family Connection

The owner's father originally bought the farm having lived in the area for a number of years, looking for a good size home near his GP practice. This was the perfect choice, within his preferred village, offering plenty of outside space for him to enjoy his love of gardening, and had the added bonus of being familiar, as a friend previously lived here back in the 1970s and family remember social visits to the farm, confirming that it's always been a very welcoming house with a convivial atmosphere.





KEY FEATURES

Making It Your Own

There is scope to update and put your own stamp on the property and the annexe, but the bones are truly lovely and it's ready and waiting for the new owners to move in. As you explore, you can't help but be won over by the home's friendly charm – it's incredibly comfortable and is a place where you can feel yourself unwind. The kitchen is a highlight, complete with an Aga where people naturally congregate. The sitting room really comes into its own in the evenings, with the log burner lit on cold nights. There's a useful study and a lovely dining room where the owners can comfortably seat 12 around the table, still having space for seating areas. This works particularly well when you have a houseful, offering two very usable sitting rooms. It's also lovely and light, thanks to the dual aspect. The owners added a large conservatory around 25 years ago and this has been a wonderfully sociable space. It's warm in winter and when you open the doors in summer you'll have a cool breeze coming through, so you can use it all year round. Look up on clear nights and you'll see a sky full of twinkling stars – the very best of those big Norfolk skies. It's been a favourite setting for pre-dinner drinks and morning coffee and allows for easy access from the kitchen into the garden. The annexe in the former cowshed was converted for an elderly relative and worked very well, allowing her to maintain her independence whilst being close to family. It was later rented and proved popular with long-term tenants. It does need some TLC but offers plenty of options.

A Lovely Location

The garden is a really good size and has been well cared for to enhance the setting of the house. The family would play games on the front lawn, three generations joining in the fun and the adults getting quite competitive after a glass or two of wine! The family loved being part of the village community and made the most of being within the Norfolk Broads, learning to sail on Hickling Broad and being active members there for many years. Later on, they kept their boat in the larger barn, together with surf boards. The house is also close to numerous beaches, whether that's for summer picnics with a dip in the sea, brisk walks on cold, clear days watching the ever-changing skies, or a visit to the grey seal colony in winter. Nearby Stalham has all your everyday amenities, with a supermarket, schools and a high street with independent shops. Wroxham is also close and has lots of lovely places to eat, as well as being famous for Roy's, said to be the largest village store in the world. The creative and vibrant city of Norwich is a short drive, as is the Royal Cromer Golf Club, plus a choice of National Trust houses, parks and gardens. There's plenty to do across the area – never a dull moment here!





















THE ANNEXE - BARNSIDE













INFORMATION



On The Doorstep

The property is handily located for easy access to the centre of Wroxham (6 miles), which is the centre of the Norfolk Broads and is known as a National Park. From here you can explore the wealth of broads and backwaters at one's leisure. Wroxham boasts the Roys of Wroxham department store, individual boutiques, a range of eateries, banks and tourist attractions. The Norfolk coast is an area of outstanding natural beauty and is close at hand with a number of golf courses and other leisure facilities close by. "Wroxham is a fantastic village with everything you need and this is such an attractive area, brilliant for sailing, walking, cycling and bird watching. We're 15 minutes from the coast and can easily get to Norwich too."

How Far Is It To?

You have easy access to the city of Norwich which is approximately 16 miles to the south west with its large array of cultural and leisure facilities, including Chantry Place shopping centre, bars, restaurants, theatres and cinemas. There are several good schools in both the state and private sectors as well as the University of East Anglia. Norwich has a main line station to London Liverpool Street with an approximate journey time of 1 hour 50 mins, also providing commuter trains to Cambridge. There is an international airport to the north side of the city and access to most major trunk roads. From the A11 Newmarket Road, Cambridge lies approximately 60 miles to the south-west and Newmarket 47 miles.

Directions

Leave Norwich on the A1151 Wroxham Road. Proceed through the Broadland village of Wroxham, by-pass Stalham whereby shortly after take a left hand turn into Staithe Road and the property can be found on your left hand side clearly signposted with a Fine & Country For Sale Board.

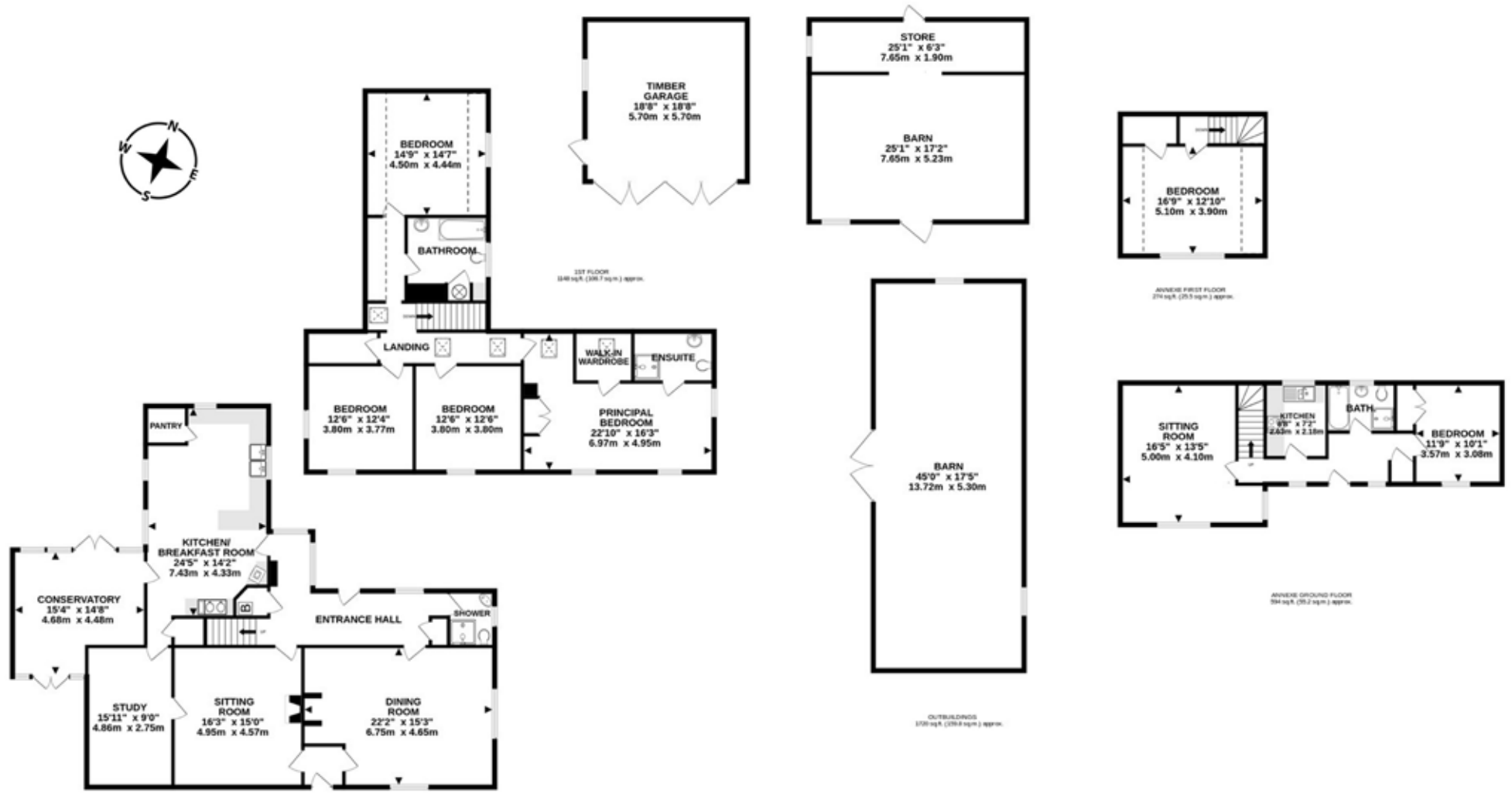
Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage
Broadband Available - currently not active
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
North Norfolk District Council - Council Tax Band F for Main House
Council Tax Band C for Annexe
Freehold

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FLOOR AREA - HOUSE (EXCLUDING ANNEXE & OUTBUILDINGS) : 2700 sq.ft. (250.9 sq.m.) approx.
 TOTAL FLOOR AREA : 5289 sq.ft. (491.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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NB : DASHED AREA DENOTES RESTRICTED HEIGHT

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E		
(21-38)	F	41	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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