



Invest in the best

Old Church Farm, Fleggburgh Road, Rollesby,

For sale for £850,000 with Barnmasters on 01603 621177.

An exciting development opportunity offering a fine 16th century house and a range of beautiful barns with full planning permission to convert to six individual dwellings, for sale as one lot, located on the edge of the sought after village of Rollesby in the heart of the Norfolk Broads. Both house and barns boast many original features. The setting is rather special, with large wooden gates to the farm approached off a quiet country lane, surrounded by fields and adjacent to the ancient village church.

Inside? Old Church Farm house is a fine Grade II listed, thatched, five/six bedroom property with a wealth of historical character and many original features, set in three acres. The house does need some updating. It has a large kitchen/breakfast room with a pamment tiled floor and a Rangemaster cooker in the inglenook fireplace, a utility and shower/cloakroom. There is also a dining room with traditional beams and a pretty curved brick open fireplace, a central inner hallway and a large sitting room with an impressive inglenook housing a wood-burning stove. Also downstairs is a snug/office. Upstairs are five bedrooms including a master bedroom with an en suite bathroom and dressing room. There is also potential to convert the remainder of the second floor attic into a further bedroom.

Outside? Currently home to a magnificent team of Hungarian carriage horses, the barns offer a wealth of original features, such as traditional red brick, steeply pitched roofs and vaulted ceilings with exposed roof timbers.

PICTURES SUBMITTED

Nether House, Strumpshaw Road, Brundall

For sale for £595,000 with Chesterton Humberts on 01603 661199.

A gorgeous stucco rendered house built in 1905 under a Norfolk reed thatch. This property has been completely refurbished with a new, mostly oak floor; a new thatch, rewiring and a new central heating system. Inside? It offers an immaculate kitchen/breakfast room, a dining room with French windows leading to an east facing terrace, and a timber and reed gazebo with a hot tub, available by separate negotiation. There is a sitting room, a study and upstairs, four bedrooms including a master en suite.

Outside? The property sits in just over half an acre with a south and east facing lawn with landscaped rose beds and newly planted trees.



Campbell Cottage, Beech Road, Wroxham

For sale for £1.25 million with Jackson-Stops & Staff on 01603 612333.

Situated on one of the most prestigious roads in this area of the county, Campbell Cottage was built in 1893 with gardens leading down to the river Bure and with a wet docking, thatched boat house and more than 130ft of river frontage, so one for a boat enthusiast! The property also boasts a new single storey extension, designed to be in keeping with the rest of the property, and which offers a superb garden room with lovely views.

Inside? There is a wide reception hall, a dining room, a double sitting room, a kitchen, utility, two cloakrooms, a study and the garden room. Upstairs is a master bedroom with a dressing room and en suite bathroom, four further bedrooms (two with en suites) as well as a family bathroom.

Outside? The gardens are lovely, totalling about 2.35 acres.



18 Harvey Lane, Thorpe St Andrew, Norwich

For sale for a guide price of £625,000 with Arnolds on 01603 620551.

This impressive 1920s detached house is set in three quarters of an acre with a heated outdoor swimming pool – ideal for the summer! It also has a rather special timber outbuilding in the garden which used to be a lion's cage.

Inside? It offers a hall, a kitchen/breakfast room, a utility, a library/fitness room, a living room, a dining room and upstairs, six bedroom, one of which could be used as a study.

Outside? This property is set in gorgeous grounds of around an acre with apple trees, a raised lawn and that heated pool and a summer house. The pool has an integrated spa, swimjets and an underwater light.

