



SOWERBYS

LEES FARM

Dark Lane, Erpingham,
Norwich, NR11 7QT



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- Period Former Farmhouse
- Three Bedrooms
- Main Bathroom and En-Suite to Principal Bedroom
- Inglenook Fireplaces and Exposed Timbers
- Three Reception Rooms
- Study/Bedroom Four
- Grounds Approaching 5 Acres (STMS)
- Workshop, Cart Shed and Stables
- Mature Gardens with an Abundance of Wildlife
- Off Road Parking

Norwich Office

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Lees Farm is a stunning period former farmhouse reputed to date from 1730, which has been sympathetically updated and maintained to a high standard. Many period features can be found with pamment and oak floors, inglenook fireplaces with wood-burning stoves, exposed wall and ceiling timbers and a fabulous exposed wattle and daub wall to one of the bedrooms.

The accommodation is set over two floors and comprises an entrance porch and hall with a staircase leading to the first floor. A well-appointed dual aspect dining room with a splendid inglenook fireplace with an electric wood-burning stove, pamment floors and exposed wall and ceiling timbers. The sitting room again has a fine inglenook with a multi-fuel stove, exposed ceiling timbers and a lovely oak floor. Double doors then lead into the dual aspect garden room with oak floor and beautiful views of the garden. To the rear there is a handmade, bespoke kitchen from Kestrel featuring a wide range of units with Impala granite worktops, integrated appliances and a pamment tiled floor. Completing the ground floor is a utility room with a stable door to the rear and access to a cloakroom and study/bedroom four.

The first floor serves a dual aspect principal bedroom with exposed ceiling timbers and a well-fitted en-suite with a corner power shower, WC, sink and a wide range of fitted cupboards with Blue Pearl granite tops. There are two further bedrooms, one of which has an exposed wattle and daub feature wall. The family bathroom has oak flooring, a free-standing roll top bath, high level WC and sink. In addition, there is a partly boarded loft with power and light, offering the potential to convert into two further bedrooms (subject to the relevant planning consents).

Outside, the grounds approach 5 acres (STMS) and are accessed via a long, private, daffodil lined drive that serves just two houses. To the front there is a well-planted mature garden with flowering shrub borders, specimen trees, meandering pathways, water feature and a well-appointed terrace. To the rear, the driveway serves access to parking and a detached double cart shed and workshop. The rear garden has a raised deck with seating and fine views, mature shrub borders, meandering pathways and an arbour with water feature. Behind the cart shed and workshop there are two stables with power and light. The kitchen garden has two greenhouses one with power, raised vegetable beds, gravelled pathways, small orchard and coppice. The meadow is currently planted to wildflowers and even comes with its own golf chipping green.

Lees Farm is set in a wonderful, quiet location with an abundance of wildlife including deer, hares, barn, little and tawny owls. The location offers excellent horse riding, cycling and walking opportunities, two local pubs, the village hall and bowls club. There's also an active Women's Institute, walking group and art class.







ERPINGHAM

Erpingham is a small village situated just north of Aylsham, a delightful market town between Norwich and Cromer. Aylsham offers a variety of specialised shops, as well as two supermarkets and schools. The Bure Valley Railway offers a picturesque journey to The Broads at Wroxham. The very popular, National Trust property, Blickling Hall is nearby. There is also a regular bus service to Norwich.

SERVICES CONNECTED

Mains water and electricity. Private drainage shared with neighbour. Oil fired central heating. Broadband via Wispire/In Touch Systems.

COUNCIL TAX

Band E.

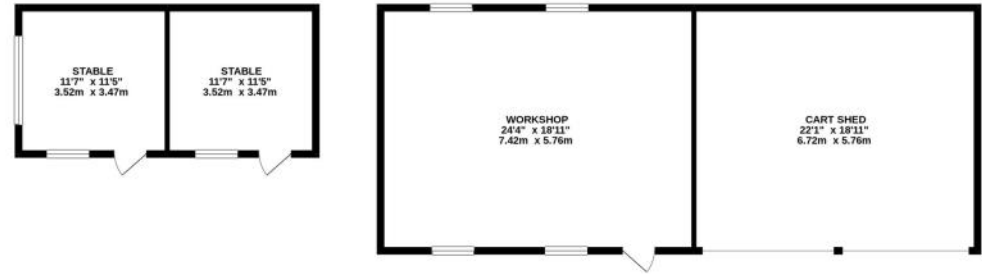
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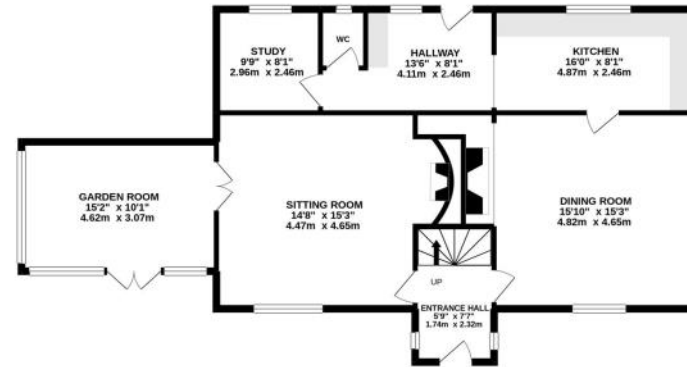
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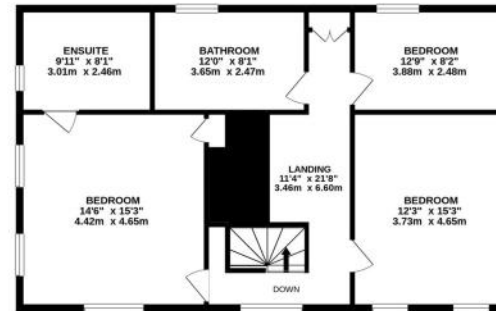
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OUTBUILDINGS
1154 sq. ft. (96.4) approx.



GROUND FLOOR
1022 sq.ft. (105.8m.) approx.



1ST FLOOR
855 sq.ft. (79.4 sq.m.) approx.

TOTAL FLOOR AREA : 3031 sq.ft. (281.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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