



Apple Blossom Farm
Horingtoft | Norfolk | NR20 5DZ

FINE & COUNTRY

FARM OF PLENTY



Apple Blossom Farm is a registered small holding and offers a wealth of opportunities having two lovely residential properties renovated to a high standard, as well as a successful one bed holiday cottage with planning permission for further holiday accommodation and scope for further development STP. The main four bedroomed house being converted from farm buildings and the original farmhouse with three bedrooms is set within 4 acres with attractive landscape gardens, fields and barns.

Positioned just 5 miles south of Fakenham set 200m back from the road down its tree lined drive on the outskirts of Horningtoft with easy access to the surrounding areas of Norfolk. This real estate could provide a lifestyle property, multifamily living or a wealth of business opportunities, the potential is endless!



INSIDE

- A totally unique opportunity to acquire not just one but, three properties
- Two residential family homes and a one bed holiday cottage
- Sitting on grounds approaching 4 acres (3.87 stms) incl. landscaped gardens & paddocks
- Superb rural village setting, set back from the road and accessed via a tree-lined drive
- There are additional outbuildings including a barn measuring at 17m x 8.5m and a smaller barn at 9.5m x 5m
- Main property accommodation extends to 2618sq.ft
- Old Farm House accommodation extends to 1291sq.ft
- Holiday Cottage accommodation extends to 317sq.ft

A Unique Opportunity

After a considerable period spent looking at other properties, the owners found Apple Blossom Farm in October 2012. It's such a special place in its setting of four acres (STS), even though it was overgrown and under loved, we knew we could bring its magic back and we feel we have done it proud."

In the beginning, the present owners lived in the original farmhouse - what is now Orchard House, whilst renovating it to make it a lovely home, with three bedrooms and a family bathroom on the first floor, and a spacious living area on the ground floor comprising a large reception room which adjoins the kitchen/dining room and also a garden room.

"The farmhouse is over a hundred years old. Parts of the original building can be seen at the rear of the property.









KEY FEATURES

The second residential family home on Apple Blossom Farm sits a short distance away from the original farmhouse. There were three adjoined holiday cottages - parts of which were the original pig and cow sheds built with brick and flint which can still be seen. Each cottage slept six and these have now all been incorporated into one dwelling with four bedrooms (two with en suites) and a range of living spaces including an impressive 32" by 19" kitchen/dining/living room including a wood burning range aswell as electric ovens. It was converted and updated to become the main family home at Apple Blossom Farm, after the change of use/planning consent was granted in 2018.

In 2015 another of the original outbuildings was converted into a one-bedroom holiday cottage which is now called Norfolk Dumpling Cottage. It has proved to be extremely popular for holiday lettings. "There is still open planning consent to convert the storeroom and laundry room for further holiday accommodation.

The Grounds

The grounds which are approaching four acres (STS) are spectacular, including attractive landscaped gardens and fields. "There are amazing entertaining spaces to choose from... the summer house next to the pond, the rear landscaped garden, the large front garden as well as the pretty courtyard."

In their time at Apple Blossom Farm the owners have carried out a significant amount of planting, creating herbaceous borders, introducing new trees and also establishing special areas of interest. "We have rejuvenated the old hedgerows, as well as restoring the pasture.







KEY FEATURES



We've been planting as much for the wildlife as possible whilst keeping the natural beauty alive.

We have also introduced more apple, plum, pear, walnut, hazelnuts and peach trees as well as thornless blackberries, grapevines and raspberry canes along with a good selection of herbs, all in all, it's a chef's delight!













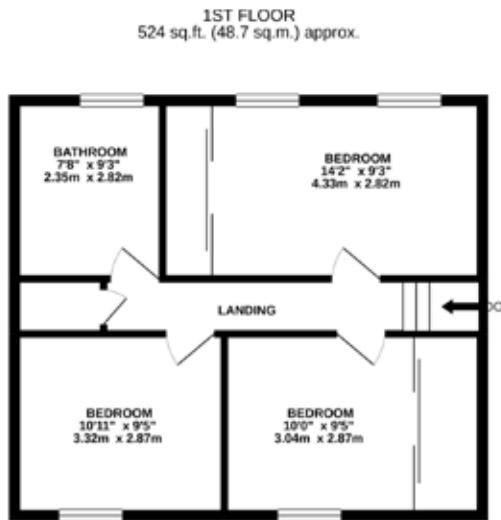
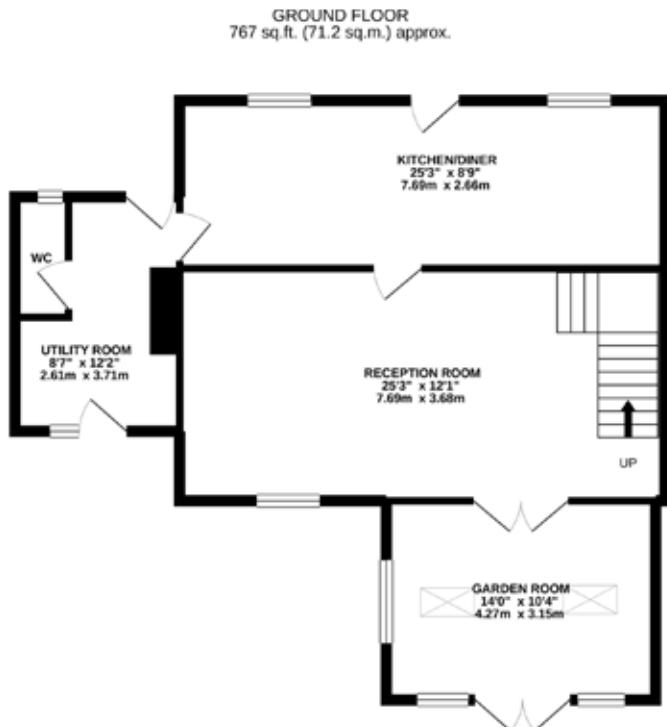






INFORMATION

ORCHARD HOUSE



TOTAL FLOOR AREA : 1291 sq.ft. (119.9 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2021

Around and About

A fabulous rural village location on the outskirts of Horningtoft in a setting two-hundred metres back from the road along a tree-lined drive, the farm is unoverlooked and a haven of peace and tranquillity. However, if required the amenities of a town are not far away as the market town of Fakenham is approximately five miles to the north. "When we bought this property, the icing on the cake was the location of the property as it gave us easy access to anywhere around Norfolk and beyond. It's only a short drive to the coast, Holt, Norwich, Burnham Market, Sandringham etc. as well as to the airport and train stations and also the lovely eateries dotted around the area," the owners said. One prime example is The Bell at Brisley just a couple of miles away which was recently voted the best pub garden in the county (Great British Pub Awards 2021).

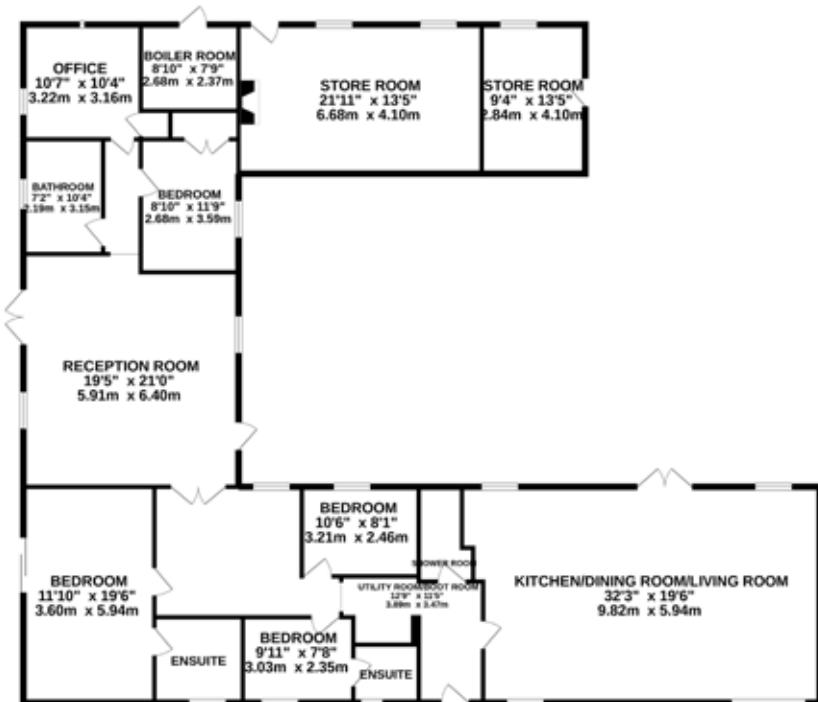
Services...

All properties are OFCH, Mains Water & Septic Tanks
Breckland District Council
The Property is Freehold



APPLE BLOSSOM FARM

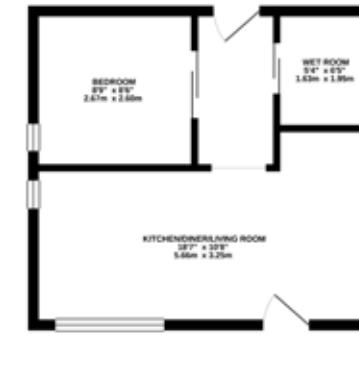
GROUND FLOOR
2618 sq.ft. (243.2 sq.m.) approx.



TOTAL FLOOR AREA: 2618 sq.ft. (243.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the foregoing contract plans, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or discrepancy between the same and the actual items. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency. Care is taken.
Printed and Issued 1/2023

NORFOLK DUMPLING

GROUND FLOOR
317 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA: 317 sq.ft. (29.4 sq.m.) approx.
Printed and Issued 1/2023



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

Fine & Country Fakenham
1 Bridge Street, Fakenham, Norfolk NR21 9AG
01328 854190 | fakenham@fineandcountry.com

