



SOWERBYS

THE LILACS

Meadow Farm Lane, Horsham St Faith,
Norfolk, NR10 3BY



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- Grade II Listed Period Property
- Kitchen Breakfast Room, Separate Utility, and Ground Floor Shower Room
- Ample Versatile Reception Space
- Five Bedrooms over Top Two Floors
- Grounds of Just Over an Acre (STMS) Including Wild Flower Meadow, Mature Specimen Trees and Raised Deck
- External Renovations Carried Out with Some Internal Updating Needed
- Lovely Countryside Views
- Single Storey Barn with Planning Permission to Convert to a One Bedroom Annexe

Norwich Office

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The Lilacs is a truly stunning Grade II listed period property that has undergone a sympathetic external programme of renovations to an incredible standard. The Lilacs now offers a blank canvas internally, ready for a new owner to create their dream home. Works externally to the house include a new roof, removal of render and new pointing, renovation of the chimney stacks, fascias and fine copper gutters and down pipes. A new boiler was installed in 2017. Internally, the property needs updating from decorating, kitchen and bathrooms as well as flooring; A truly rare opportunity to create a home that suits you.

The accommodation is set over three floors and comprises: a reception hall, dual aspect dining room with a fireplace, dual aspect sitting room with a wood burning stove and double doors leading to the garden, study, kitchen breakfast room, back hall, utility room and separate cloakroom. The first floor serves three bedrooms and a family bathroom whilst the top floor serves a landing and two further vaulted bedrooms.

Outside the property is set within just over 1 acre (STMS). A gated gravelled driveway leads to a parking area, and the grounds are mainly laid to lawn with a variety of specimen trees and boundary hedging. There is a well appointed single storey brick built barn, currently arranged as garaging, a garden store, a themed pub created by the current owners, and a separate entertaining room. Planning consent has been granted for the conversion of the barn to a one bedroom self contained annexe with kitchen, living area and bathroom.

To the far reaches of the grounds there is a wonderful wild flower meadow and a large raised deck, mature boundary hedging and cider apple trees. The garden backs onto open countryside, enjoying lovely views.







HORSHAM ST FAITH

The village of Horsham St Faith is situated to the North of Norwich with good access to the airport and approximately 5 miles from Norwich City Centre. Aylsham and Cromer are both accessible via the A140. Horsham St Faith offers a local pub, church and post office/general store. The Cathedral City of Norwich is just 6 miles away and offers many high street department stores, cultural and leisure facilities can be found. Norwich offers a number of sought after schools and colleges as well as a large number of restaurants, shops, supermarkets and services and a main line railway station serving London Liverpool Street and Cambridge. Norwich also offers an international airport.



SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

COUNCIL TAX

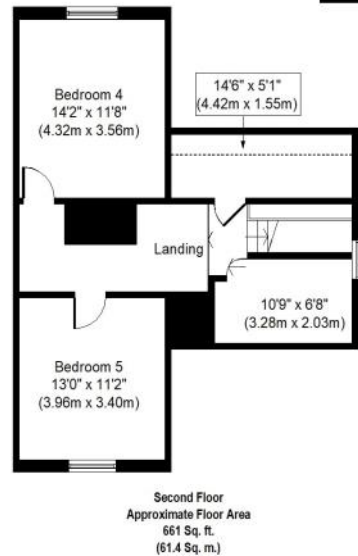
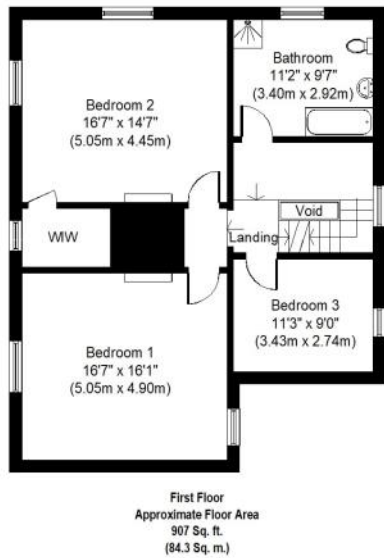
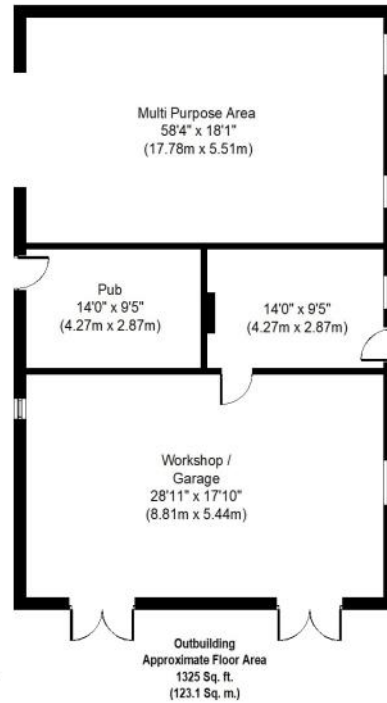
Band F.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.



These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give representation or warranty in respect of the property.



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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