



THE STORY OF

Church Farm House

Southrepps, Norfolk

SOWERBYS



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Church Farm House

Church Street, Southrepps, Norfolk
NR11 8NP

Fine Period Home

Rich and Fascinating History

Highly Versatile Accommodation

Splendid Formal Receptions

Five Spacious Bedrooms

Off-Road Parking

Opulent Georgian Proportions

Private Walled Garden

Wonderful Church Views

Grade II Listed

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“The current owners have loved being here and feeling a part of local history.”

Many properties boast fine period features but few combine these with fascinating chapters in local history, consolidating them to create a truly unique home. Here, the inhabitants are not only homeowners, but also custodians to an important piece of North Norfolk heritage.

Church Farmhouse is believed to date back to the 1600s with what would have been an archetypal farmhouse, with attached dairy. The mid 1700s saw an opulent re-imagining throughout the Georgian era, resulting in the handsome

double fronted facade we see today. Intricate flint shards were recycled from both the demolition of the church aisles and the subsequent knapping of the flint around the base of the 14th century tower, and these were then painstakingly laid to create amongst the most striking elevations found anywhere in the area.

This historic home is located in the conservation area for the village of Southrepps, ensuring it remains a key component of local history. The village itself is also part of the Norfolk Coast Area of Outstanding Natural Beauty.





Today there's more than 2,500 sq. ft. of wonderfully characterful, yet functional, accommodation which provides excellent versatility to accompany the ever-changing demands of modern life.

A welcoming hallway is flanked by two elegant formal receptions. The open plan sitting/dining room is flooded with light, illuminating the fine period features including plaster coving, ceiling roses and an ornate fireplace - housing the wood burning stove.

“The open plan sitting and dining room is a favourite spot for our clients.”

To the other side of the hallway is a splendid family room, currently serving as a highly functional therapy room for the owner's flexible business.

The charming breakfast/morning room leads through to the classic farmhouse kitchen with vaulted ceilings and wonderful views of the garden. A highly practical laundry/utility room combo and a good-sized study complete the ground floor accommodation, as well as access to the cellar.



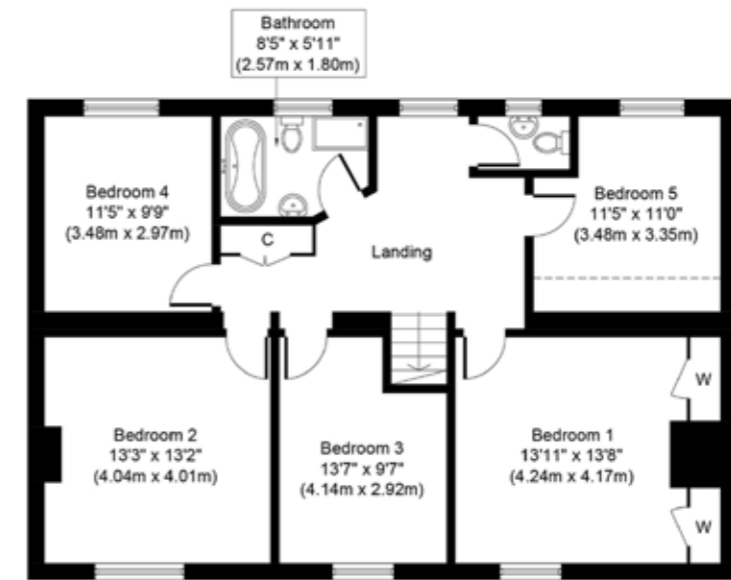


Upstairs there are no less than five generous bedrooms, all found off the spacious landing. An impressive principal bedroom enjoys reams of natural light, high ceilings and a decorative cast iron fireplace. The four further bedrooms are equally abundant and are therefore wonderfully versatile. The bedrooms are well-served by the central family bathroom which is complete with fully tiled walls, free standing roll top bath, and walk in shower.

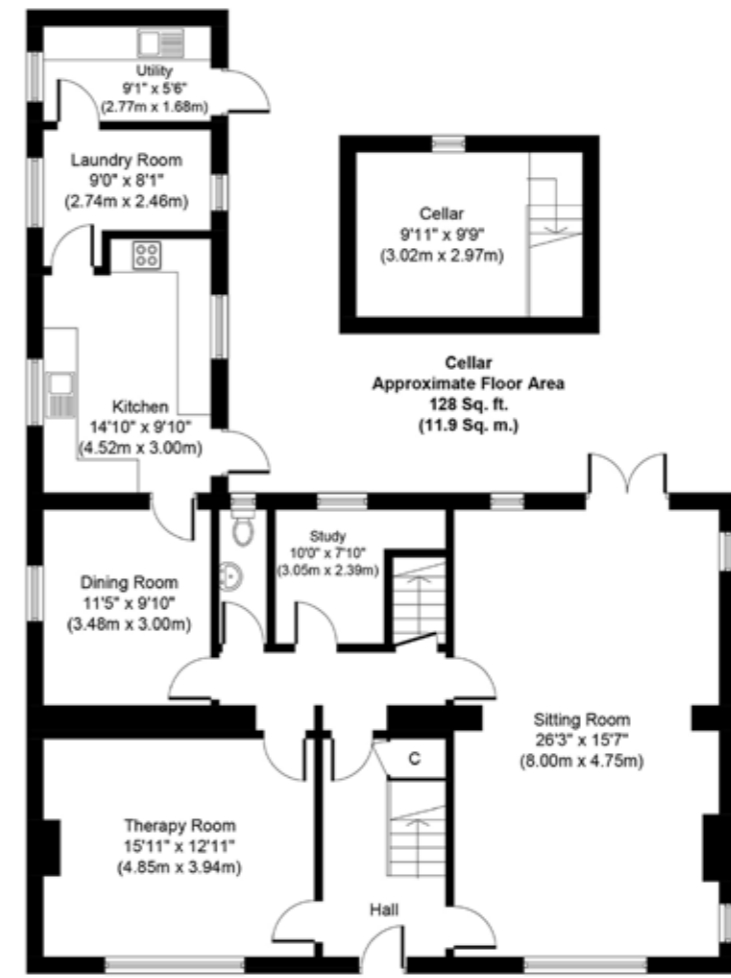
Outside, the garden is every bit as charming as the home. The current owners are keen gardeners and have injected a wealth of passion and knowledge into the plot, with a variety of fruit trees, well-stocked flower beds, a herb garden and patches of well-tended lawns. Attractive flint walls envelope the plot and creates excellent shelter making for an idyllic sun-trap for enjoying many happy hours with friends and family.

“Over many years there have been lots of reinventions, and most recently to accommodate the ability to work from home.”





First Floor
Approximate Floor Area
1042 Sq. ft.
(96.8 Sq. m.)



Ground Floor
Approximate Floor Area
1322 Sq. ft.
(122.8 Sq. m.)

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.

ALL THE REASONS

Southrepps

IN NORFOLK
IS THE PLACE TO CALL HOME



Southrepps is a sought-after village where there is a strong community feel, glorious open countryside but also excellent access to both the coastline and the city of Norwich.

Southrepps is part of the Norfolk Coast Area of Outstanding Natural Beauty (AONB) and is home to a railway station which runs between Sheringham, Cromer and Norwich. It has a primary school and nursery, church, a local family run grocery store and the all-important post office. The village hall holds regular quiz nights, shows and events. The village hall has a playing field which is home to Southrepps F.C. and there is a well-equipped playground for the kids to enjoy.

If it's good food and drink you're after, the local pub doesn't disappoint - the Vernon Arms is a real asset to the village with its warm, welcoming and relaxed atmosphere, high-quality cask ales and its menu created from local seasonal produce. Southrepps is one of those timeless villages that manages to stay in touch with its roots and harbor a

thriving community, so why not call it home? The north Norfolk coast is just a few miles away and is designated an area of outstanding natural beauty with its mile upon mile of uninterrupted beaches and bird and nature reserves. There are stunning sandy beaches a short drive away, including Trimingham, Overstrand and Mundesley.

The city of Norwich is just over 20 miles away, where you will find a modern cultural feel with beautiful heritage, dynamic night-life, sophisticated shopping and mouth-watering restaurants. Chantry Place Shopping Centre offers high end shopping, whilst the Norwich Lanes won the great British high street of the year with its many independent and unique businesses including shops, bars, cafés and restaurants. Norwich offers access to all the major rail links and Norwich International Airport.



Note from Sowerbys



“Southrepps remains popular and unchanged. Church Farm House’s main neighbour is the church - and that won’t change anytime soon.”

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SERVICES CONNECTED

Mains water, electricity and drainage. Oil 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.

TENURE

Freehold.

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 firm's employment has the authority to make or give representation or warranty in respect of the property.

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