

Arnolds | Keys



**Greenacre Farmhouse, 36 Holt Road,
Hevingham, NR10 5NW
£895,000**



Property Features

- Character Period Property with Original Features
- Detached Substantially Sized Family Home
- Extensive Grounds Measuring Approx. 0.7 acres
- Flexible Living Accommodation
- Two Bedroom Barn Conversion Annex
- Detached Garage with Potential to Convert To Further Living Space
- 4/5 Bedrooms
- Ample Parking
- Three Wood Burning Stoves
- Impressive Main Bedroom with Ensuite

DESCRIPTION

Arnolds Keys are delighted to present Greenacre Farmhouse, located within the village of Hevingham. Once a former Public House the property has been sympathetically extended and renovated to present a stunning and spacious home with original and characterful features including exposed oak beams throughout.

Offering five reception rooms, four/five bedrooms and a two bedroom barn conversion annexe that is currently run as a successful Air BnB, this beautiful home presents extensive flexible living accommodation and provides scope for multi-generational living or investment opportunities.

Upon entering the property you are greeted by a sizeable entrance hall, the first of three wood burners can be found here making this room a perfect welcome and sets the feel for the rest of the property.

Continuing through the home there is a delightful sitting room, also with a wood burner, a snug room / home office, ground floor W/C and boot room/utility room.

The kitchen has been fitted to a high standard with granite worktops and ample storage including a pantry unit. The space further benefits from an island unit, providing extra storage and is the perfect place to have your morning coffee whilst enjoying the view of the private rear garden.

Leading through into the living room, the ceiling height demonstrates an element of space whilst the log burner keeps the room cosy. Through the living room you'll find the dining area - an impressive entertaining space, and two further reception rooms allowing the potential for one to be used as a bedroom.

To the first floor you will find three double bedrooms and a family bathroom featuring a roll top bath and separate double shower cubicle.

Last but certainly not least the accommodation is completed by the impressive main bedroom - boasting ample built-in wardrobe space and a delightful window seat; providing further storage and an idyllic, peaceful place to rest and enjoy the views. This impressive room also features an ensuite and 'snug room' which could also be used as a dressing area and leads into eaves storage which has been fully insulated to potentially extend the living space further.

This is truly a unique property and viewing is strongly recommended to appreciate the space and adaptability on offer.



Front door into:-

PORCH

Two double-glazed windows to the side. Radiator. Double doors to:

ENTRANCE HALL

Double-glazed window to front, tiled flooring, wood burner, radiator. Two storage cupboards, one housing the meter and electric car charging point.

SITTING ROOM 12'10" x 12'0" (3.92m x 3.66m)

Double-glazed window to front, wood burner with brick surround and alcove to either side. Carpeted flooring and radiator.

UTILITY / BOOT ROOM 14'5" x 9'0" (4.39m x 2.74m)

Comprising base units cupboard with solid oak work surface over housing ceramic butlers sink. Space for fridge freezer, shelving units. Wood flooring and radiator.

REAR PORCH

Shelving units, radiator, tiled flooring and door to rear.

SNUG 9'10" x 8'11" (2.99m x 2.72m)

Double-glazed window to the rear, original bread oven, carpeted flooring, radiator. Open chimney breast with original exposed brickwork.

WC

Suite comprising vanity wash hand basin and WC. Tiled flooring and radiator. Obscure double-glazed window to the rear.

HOME OFFICE 11'8" x 8'3" (3.56m x 2.51m)

Double-glazed window to front, carpeted flooring and radiator.

KITCHEN 14'7" x 12'3" (4.45m x 3.73m)

Comprising wall and base units with granite work surface over housing ceramic sink and drainer. Double space for fridge freezer, Rangemaster oven (not included) with Rangemaster extractor fan over. There is a separate island unit with granite work surface with seating and drawer units below. Solid oak wood flooring. Double-glazed window to rear.

LIVING ROOM 14'2" x 21'10" (4.44m x 6.65m)

Featuring an inglenook fireplace with 'Villager' wood burner and brick surround, carpeted flooring, and two radiators. Separate original stable doors and steps leading to both.

DINING AREA 17'5" X 10'3" (5.31m X 3.12m)

Wood flooring, double-glazed window to the rear and door to rear patio and garden. Radiator.

STUDIO / POTENTIAL BEDROOM 12'7" x 10'3" (3.84m x 3.12m)

Two double-glazed windows to the rear, original beams and exposed brickwork, electric wall mounted heater. Wood flooring

Stable style door to both:-

GAMES ROOM 12'1" x 10'5" (3.68m x 3.18m)

Double-glazed window to the front enclosed courtyard, carpeted flooring, electric heater and radiator and exposed beams.



Stairs to first floor:-

BATHROOM 10'9" x 9'4" (3.28m x 2.84m)

Suite comprising double shower with rain head shower fed from the mains. Panel sided bath with mixer tap and shower attachment, vanity wash hand basin, low level WC, tile effect vinyl flooring. Two radiators and obscure double-glazed window to the rear.

PRINCIPLE BEDROOM 18'10" X 21'2" (5.73m X 6.44m)

Double-glazed window to rear with seating area and storage box under. Velux double-glazed window to the front. Steps to:-

ENSUITE 5'8" x 9'1" (1.73m x 2.77m)

Suite comprising double vanity wash hand basins, low level WC, double shower cubicle with wall mounted mains fed shower attachment. Wood flooring and original beams. Double-glazed velux window to the rear.

SNUG AREA / DRESSING AREA 10'2" x 10'6" (3.11m x 3.19m)

Velux double-glazed window, door to insulated eaves storage. Radiator.







BEDROOM 2 12'11" x 12'3" (3.94m x 3.73m)

Double-glazed window to the front. Electric radiator, carpeted flooring.

BEDROOM 3 9'8" x 8'8" (2.95m x 2.64m)

Double-glazed window to the front, storage cupboard, radiator and carpeted flooring.

BEDROOM 4 11'9" x 7'5" (3.57m x 2.25m)

Double-glazed window to the rear, radiator. Carpeted flooring.

ANNEXE

Currently run as a successful Airbnb, 'The Barn' is a stunning two bedroom conversion complete with kitchen, open plan kitchen/diner/living area, bathroom and two double bedrooms. The modern yet characterful feel from the main house spills into this conversion with charming and original features that have been carefully preserved by the current owners, such as the exposed wooden beams and original barn doors used to the main bedroom.

Another attribute to the annex is the private, split-level courtyard garden laid with artificial grass and a decked seating area, with independent gated access.

ANNEXE

Can be internally accessed via oak doors from Games Room and Workshop.

KITCHEN/DINER 10'4" x 10'7" (3.15m x 3.22m)

Double-glazed window to the side, wood flooring, electric built-in oven with hob over and extractor fan.

KITCHEN 6'0" x 4'11" (1.84m x 1.51m)

Comprising base units and one wall unit, space for fridge under counter, ceramic sink, wood flooring continued. Electric radiator.

SHOWER ROOM 9'1" x 4'11" (2.78m x 1.51m)

Suite comprising walk-in shower, ceramic sink on vanity drawer unit. Vinyl tile effect floor and radiator. Double-glazed sash window to rear.

LIVING ROOM 10'2" x 14'0" (3.1m x 4.27m)

Open plan to kitchen - double-glazed window to side and electric radiator.

HALLWAY

Carpeted flooring, leading to:-

SECOND ENTRANCE

Wood flooring, door to front to access enclosed private courtyard, electric radiator.

BEDROOM 1 7'3" x 17'0" (2.21m x 5.17m)

Double-glazed window to side, original sliding barn door, carpeted flooring and electric radiator.

BEDROOM 2 10'0" x 10'6" (3.06m x 3.19m)

Double-glazed window to side, carpeted flooring and electric radiator.

OUTSIDE

The property is approached through an electric gated entrance to the private gravel driveway providing parking for multiple vehicles with an electric car charging port also.

The front drive is surrounded by ground level and raised garden beds, fully stocked with climbing roses, lavender, delphiniums, honey suckle, hollyhocks, fox gloves and more, as well as eucalyptus, contorted willow and ornamental cherry trees.

Stones steps lead you up to the main entrance and a fully enclosed front garden surrounded by a mature Western Red Cedar hedge, which provides complete privacy from the road. The 'cottage style' garden is laid to lawn with well stocked flower beds filled with lupins, hydrangeas, delphiniums, roses, hollyhocks, foxgloves, lavender, 'hot lips', as well as apple trees and decorative cherry and plum trees. A gravel path to the front and side gives access to the rear gardens through a wooden gate.

The rear garden is mainly laid to lawn with a split-level gravel patio area across the back of the house offering ample space for outside dining and entertaining areas. Established garden beds and borders filled with an abundance of mature trees and plants, shrubs and beautiful 'cottage style' plants and perennials.

A timber-built woodshed has currently been converted to provide a home for a small flock of free range chickens. The owners are open to negotiations in regards to leaving the chickens (and the Omlet chicken housing) in situ if the new owners wished to take them on and have their own supply of free range eggs!

Furthermore, there is a decorative well, a small brick outbuilding currently used for storing garden tools and a fenced off area to accommodate the oil tank.

A wisteria-lined gravel pathway leads further to the rear of the garden, the allotment, and a side access double driveway with gate. A large wooden outbuilding offers the flexibility of either parking for multiple cars, a workshop, storage, or the possibility of converting to a self-contained annexe (STPP).

Accessed through a wooden gate, the fully enclosed allotment contains thirteen raised wooden beds surrounded by grass and gravel paths, planted flower borders and space for table and chairs. The bespoke 8ft x 10ft 'Chartley Ultimate' Western Red Cedar greenhouse was hand built by Woodpecker Joinery. It comes with coloured aluminium capping, ridge cresting, toughened safety glass, a fully ventilated ridge with Autovent, guttering and down pipes, blinds and a separate cold frame.

There is yet a further garden area to the rear of the the allotment with a large fir tree canopy, oak trees, mainly laid to lawn with several brick edged planted borders.

