



THE STORY OF

Brookglen

Brookville, Norfolk

SOWERBYS

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Brookglen

1 Brook Lane, Brookville, Thetford, Norfolk,
IP26 4RQ

Detached Family Home

Four Double Bedrooms

Dual Aspect Lounge and Triple Bay Windows

Kitchen/Breakfast Room

Separate Dining Room

Two En-Suites

Over 1 Acre Plot (stms)

Home Office

Small Holding Facilities

Sold Chain Free

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“Living here has been an incredible experience, we’ve adored every aspect of it - from the lifestyle it offers to the animals we’ve had the pleasure of keeping.”

Dating back to 1889, Brookglen has served as an idyllic lifestyle property for its current owners. Over the years a variety of animals have roamed the grounds, it has created what our sellers have called the perfect small holding. But this property is more than just a small holding; it’s also been an ideal family home where the owners raised their children. Our sellers undertook a huge renovation to double the size of the property, install underfloor heating throughout, and create a stunning principal bedroom soaking in views over far-reaching fields.

Brookglen is also a private oasis, with electric wooden gates that keep children and pets safe. While the original front door remains, access is now through the rear. The kitchen/breakfast room is the heart of the home, and once you visit the property it is easy to see why. With a shaker-style kitchen, triple-aspect windows, and tall ceilings, it is the perfect gathering place. Adjacent to the kitchen is a spacious dining room, perfect for entertaining. A study and a superb sitting room complete the ground floor, with dual-aspect windows, triple bay-windows, and a fireplace that creates a sense of comfort and cosiness.





Upstairs, the bright landing leads to four good-sized double bedrooms and a family bathroom. Two of the bedrooms even have en-suites, while the principal bedroom is flooded with natural light and a luxurious sense of space.

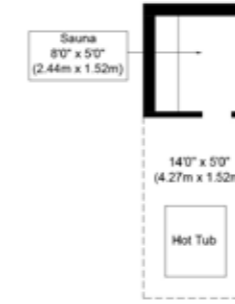
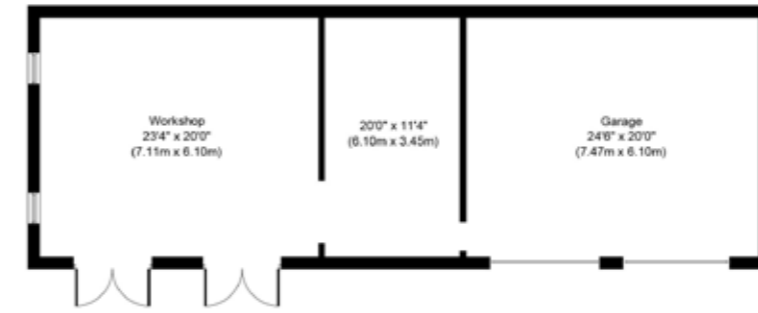




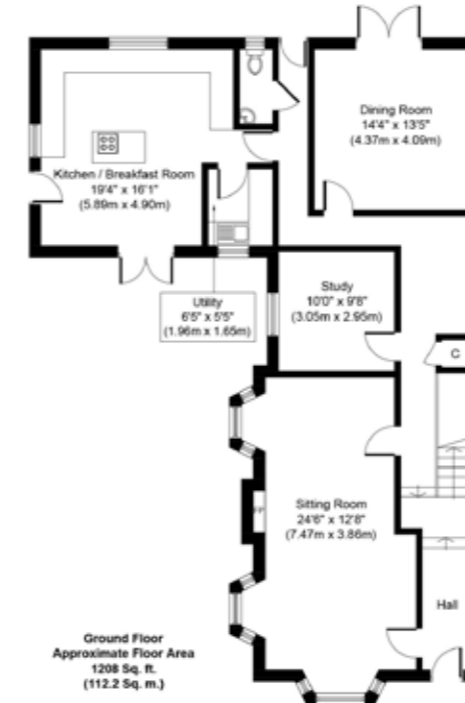
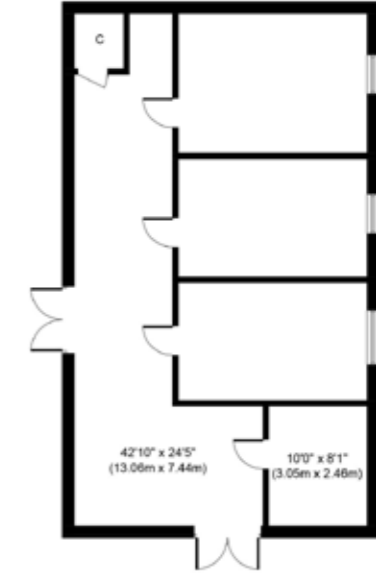
The outside space is equally versatile, designed to cater to families who not only want plenty of outside storage but also who love to entertain. The property is set on a plot of over 1 Acre (stms) and features a hot tub area, a large garage, a workshop, stables and more. Those who dream of creating their own small holding will find everything they need here.

For larger families, the grounds could easily become a football or cricket pitch, and the current owners even kept ponies here. This well-proportioned home, located on a quiet lane, is ready to meet its new owners.

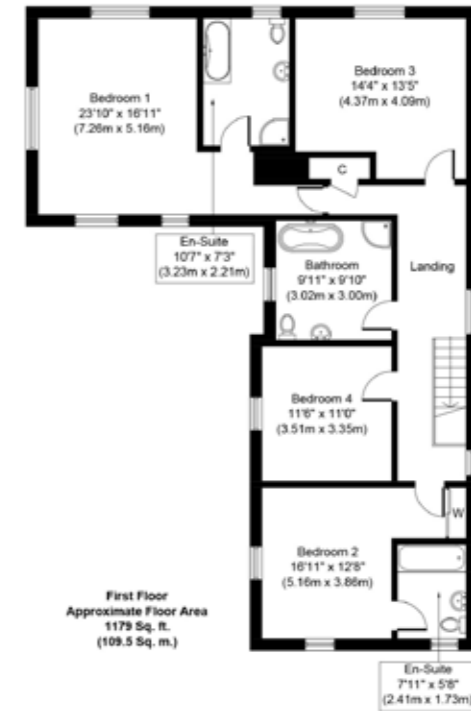




Outbuildings
Approximate Floor Area
2304 Sq. ft.
(214.1 Sq. m.)
(Not Shown in Actual Location / Orientation)



Ground Floor
Approximate Floor Area
1208 Sq. ft.
(112.2 Sq. m.)



First Floor
Approximate Floor Area
1179 Sq. ft.
(109.5 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



Brookville

IN NORFOLK
IS THE PLACE TO CALL HOME



Brookville is a sought-after small village, located just south of the market town of Thetford. The village is surrounded by beautiful countryside and picturesque villages, making it a peaceful and rural area to explore.

Methwold, 14 miles away, offers a church, post office, secondary and primary schooling, sports facilities, a public house and other amenities.

The village is a convenient commute from the local market towns of Brandon and Downham Market. These towns offer an array of amenities such as primary and secondary schools, an extensive range of shops and supermarkets and main train lines with connections to Norwich, Cambridge and London. The village is perfectly positioned to take advantage of both a rural lifestyle with easy access to amenities.

One of the area's top attractions is Thetford Forest Park, which offers miles of walking and cycling trails, picnic areas, and children's playgrounds. High Lodge, located within the park, is a popular spot for activities such as archery, tree-top adventures, and Segway tours.

For those interested in history, Thetford has a rich past dating back to the Roman era. The town is home to many historical landmarks, including

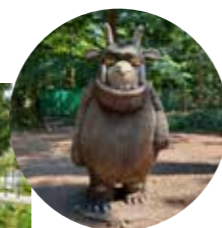
the ruins of Thetford Priory, the Ancient House Museum, and the Dad's Army Museum. Visitors can take a leisurely stroll through the town and discover its fascinating past.

Just a short drive from Brookville is the market town of Bury St Edmunds. This historic town is home to the stunning St Edmundsbury Cathedral, as well as a variety of shops, restaurants, and pubs, making it an ideal place to spend a day exploring.

The Brecks, a unique landscape of heathland, forest, and rivers that stretches across Norfolk and Suffolk, is another area to discover. It is home to rare species such as the stone-curler and the silver-studded blue butterfly. Guided walks or cycle rides through this stunning area allow visitors to experience the natural beauty of the region.

Finally, Lakenheath Fen, a nature reserve located a few miles from Brookville, is an ideal spot for birdwatching. The reserve is home to a variety of rare bird species, including the bittern, marsh harrier, and bearded tit. Visitors can take a walk through the reserve and try to spot some of these beautiful birds.

In conclusion, Brookville and the surrounding areas offer visitors a range of activities, from outdoor pursuits to historical landmarks and natural beauty spots.



Note from the Vendor



Snettisham beach (30 miles away).

“Our favourite place to explore is the coast.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Septic tank drainage and oil fired central heating with underfloor heating to the ground and first floor.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref:- 0350-2120-5270-2577-5561

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

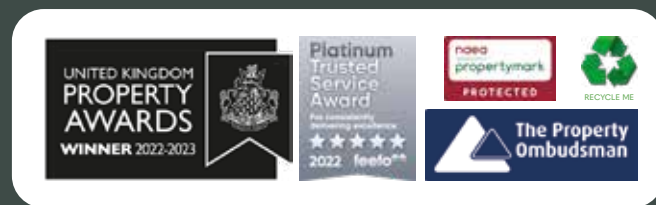
Freehold.

LOCATION

What3words: ///witty.stubbed.skip

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