



Bridge Farmhouse
Elderton Lane | Antingham | Norfolk | NR28 0NR

TIMELESS CHARM



“This home has the good looks of a period Norfolk farmhouse, with its pretty flint frontage. Inside the character continues, with the central brick chimneystack housing an inglenook fireplace, and solid oak timbers aplenty. So it will come as a surprise to learn that it was built in the 1990s! A beautiful home with wonderful features, it also has lovely gardens and sits in the heart of a quiet but friendly village, just five minutes from the nearest town.”



KEY FEATURES

- A Detached Brick and Flint Farmhouse situated in the village of Antingham
- Four Bedrooms; Two Bathrooms/Shower Rooms including Principal Bedroom with En-Suite Shower Room
- Two Reception Rooms; Conservatory and a Studio
- Kitchen/Breakfast Room; Ground Floor WC
- The Grounds extend to 0.24 of an acre (stms) and include a Patio Area off the Conservatory
- Double Garage and Plenty of Parking
- The Accommodation extends to 2,272sq.ft
- Energy Rating: D

It's rare to find a modern property that genuinely has the character of a period home, but that's exactly what you have here. It's been a happy home to the owner, with the house proving perfect for family gatherings and the garden bringing great joy, full of colour and interest. The owner has found this the ideal mid-Norfolk base, from which to enjoy both the north and east coasts, the Broads, the market towns and the countryside, all with easy access to Norwich.

Attention To Detail

The property was built in 1992 to replace a farmhouse that stood on site before. It's been beautifully done, as the planning stipulated that the house must match the old farmhouse, the flint so typical of traditional homes in this area. The conservatory was added to replace an old lean-to and is a great addition to the property, enhancing the accommodation. The owner is only the second to have lived here, having been here for almost twenty years, and during this time she has continued to upgrade and improve it, fitting a new kitchen, refurbishing the bathrooms and putting in a wood burner.

Spacious And Versatile

You enter the property to the side. Turning left, you'll find a home office that the owner uses as an art studio. You can see it would be great as a hobby space if you're creative, and access to the east and a window to the south ensure it's always lovely and light. We think it would also be a great den for teens or a playroom to contain the toys if you have little ones – you can close the door and forget about the mess! The entrance also has a door into the sitting room, where you'll see the beautiful inglenook. This is a great size room and part open to the dining room beyond, which in turn is part open to the kitchen. The semi open-plan layout was a huge part of the home's appeal for the owner who loves having visitors, with friends and family staying regularly. A keen cook, she can chat to guests while preparing food, so it's a nice sociable layout.





KEY FEATURES

Warm And Sunny

Both the dining room and sitting room then have doors onto the large conservatory, which faces south and is an excellent multi-purpose room. There's plenty of space for a couple of seating areas here, or perhaps an additional dining table. The owner says the room really comes into its own in spring and autumn, but it's also brilliant on sunny but cold winter days as it warms up quickly in the sunshine. There is heating in here, but it's rarely required. Even better, opening the doors from the conservatory to the reception rooms warms them up too. Upstairs, all four bedrooms are a good size and there are two bath/shower rooms.

Glorious Surroundings

The garden was well established with shrubs when the owner came here, but she's added some further planting, including cottage garden plants and apple trees. The plot is a large one, with the gardens wrapping around three sides of the house. You have a brick and flint wall enclosing the garden which adds privacy and means that all the outside space is very usable. The owner has a greenhouse and working area, a shingle area with shrubs, plus lawns to the front and rear of the house. There's also a very useful double garage with parking. It's incredibly quiet here, especially at night, and with no streetlights the starry skies can be spectacular. You can head out on country walks from the front door and you can also nip to the farm shop down the road for fresh local produce. There are two excellent restaurants within walking distance, plus a train station around a mile's walk from the property. Hop in the car and you can be picking up your weekly shop at Waitrose in just five minutes, while the beach is around a ten-minute drive.





























INFORMATION



On The Doorstep

The village of Antingham is situated in an unspoilt area of open countryside about 17 miles to the north of Norwich, the cathedral city and regional centre of East Anglia. The nearest coast at Mundesley is about 7 miles and has excellent sandy beaches. The historic market town of North Walsham is about 3 miles south and provides excellent shopping and banking facilities. There is also a local train station in the town with trains to Sheringham on the coast and to Norwich with regular connecting trains to London Liverpool Street. Norwich also has an expanding airport with regular connections to Schiphol.

How Far Is It To?

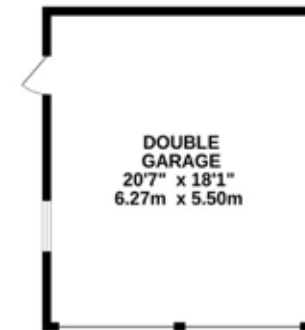
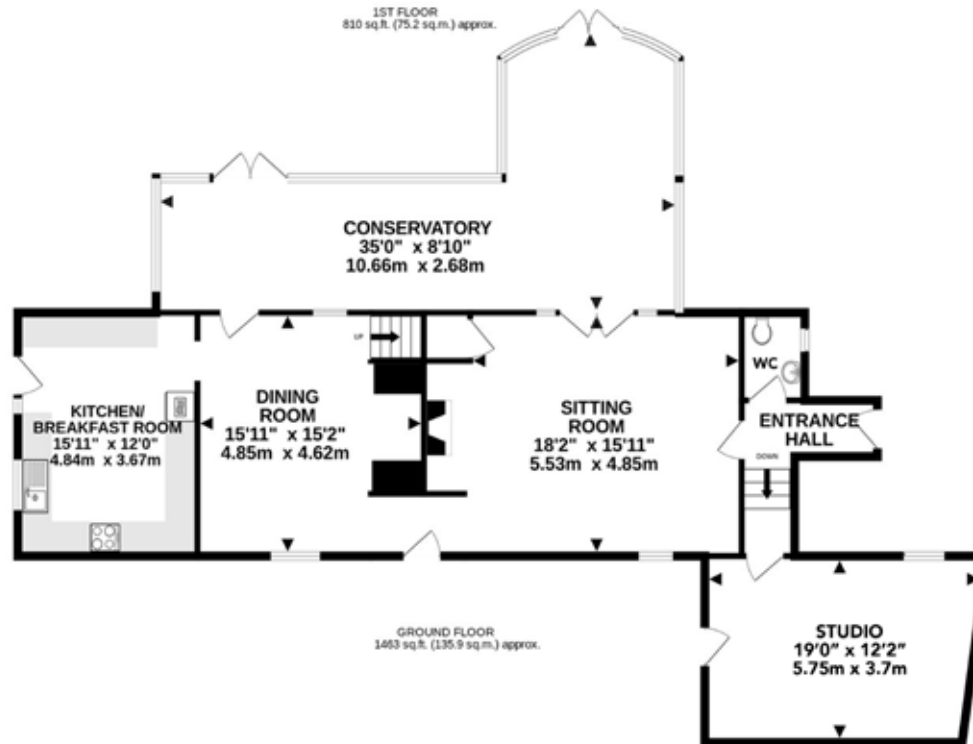
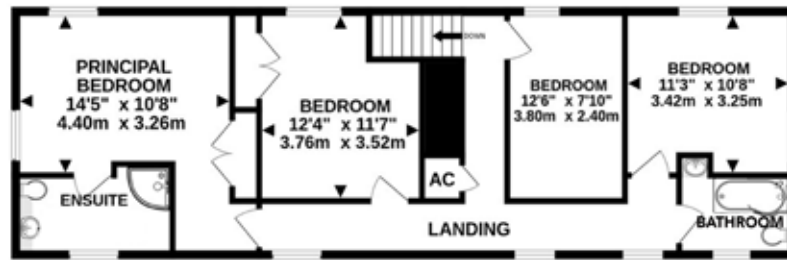
The North Norfolk coast with its renowned sandy beaches, bird reserves and excellent sailing facilities is close by. The Norfolk Broads are within easy reach and Wroxham the acknowledged centre of the Broads network is about 13 miles. The picturesque Georgian town of Holt is about 15 miles and has excellent shopping facilities as well as being renowned for being the home of Gresham's public school. Further along the coast is Beeston Hall preparatory school for girls and boys. Golf is available at Royal Cromer, Sheringham, Mundesley and the Links at West Runton.

Directions

Proceed out of the market town of North Walsham on the Cromer Road/ A149 for approximately 3 miles before taking a right hand turn onto Southrepps Road signposted Antingham and Lower Street. Proceed over the train line and after a further 300 metres, take a left hand turn into Elderton Lane and then left again and a slight right and the property will be found directly in front of you.

Services, District Council and Tenure

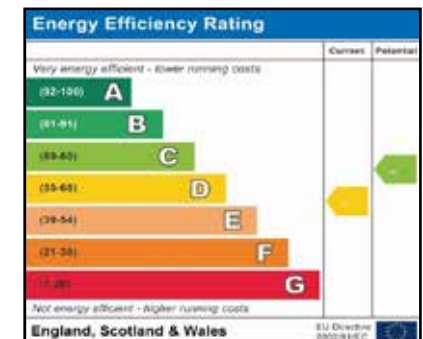
Oil Central Heating, Mains Water, Private Drainage via Treatment Plant
North Norfolk District Council – Council Tax Band F
Freehold



GARAGE
371 sq.ft. (34.4 sq.m.) approx.

FLOOR AREA (HOUSE, EXCLUDING GARAGE) : 2272 sq.ft. (211.1 sq.m.) approx.
TOTAL FLOOR AREA : 2643 sq.ft. (245.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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Fine & Country Norwich
12-14 Queen Street, Norwich, Norfolk, NR2 4SQ
01603 221888 | norwich@fineandcountry.com

