



THE STORY OF

Greenacre Farmhouse

Hevingham, Norfolk

SOWERBYS



S

THE STORY OF

Greenacre Farmhouse

36 Holt Road, Hevingham,
Norfolk, NR10 5NW

●
Charming Period Home

Three Reception Rooms

Two Studies

Well-Appointed Kitchen

Boot Room and Cloakroom

Four Bedrooms, En-Suite and Family Bathroom

Two/Four Bedroom Annexe - Currently
Run as a Successful AirBnB

One Bedroom Detached Annexe or
Potential Home Business Space

Well-Landscaped Grounds of
Approximately 0.8 Acre (stms)

Multi-Generational Living or Income Producing Home

●
SOWERBYS NORWICH OFFICE

01603 761441

norwich@sowerbys.com



“We’ve loved spending more time in the garden and in the surrounding countryside - there are woods and fields right on the doorstep...”

This superb, enchanting home offers the perfect opportunity for multi-generational living or the joy of running a successful holiday let. Welcoming and characterful, Greenacre Farmhouse offers the perfect place to relax.

The reception hall is spacious and creates a fine ambiance, inviting you in. A second wood-burning stove is found in the sitting room, within an impressive fireplace. Its exceptional ceiling height gives the sitting room a spacious and elegant feel, yet in winter you’ll always find a cosy spot next to the fire. A step

down takes you to the lovely dining area, full of character with exposed ceiling timbers.

The kitchen, the heart of the home, is well-equipped, with a central island making a lovely spot to sit and take in views of the garden. Escape from the hustle and bustle of a busy home in the family room, nicely tucked away and super cosy in the winter. The accommodation is so generous that everyone can easily have their own space. In addition there is a study, a second office and great boot room.







Whether it's to provide an income, or to accommodate multiple generations, Greenacre Farmhouse offers a superb amount of flexible accommodation.

The self-contained annexe wing has been lovingly renovated to a high standard. The well-fitted kitchen makes a great area to prepare dinner, and is open to the sitting room. Versatility is in abundance here, with four further rooms which could either be used as bedrooms, or perhaps a games room and an office space. There's also a well-fitted modern shower room. The annexe wing is accessed via a private entrance and has a lovely private garden.

This annexe presents the opportunity to take on an already successful AirBnB, which generates an income all year round with repeat guests.



“Originally a highway inn, the cart lodges and animal shelters have all been converted to residential accommodation...”



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.



In total, the delightful grounds of Greenacre Farmhouse extend to approximately 0.8 acre (stms). To the front, there is ample parking on the gravel drive, which is accessed off the highway via an electric gate. The front garden offers a wide array of mature planting, lawn and specimen trees.

To the rear, there is a well-placed entertaining terrace, sweeping lawns, and a wide variety of trees and shrubs. For the keen cook, there is an established kitchen garden, perfect for growing your own.

“We’ve completely landscaped the gardens, creating seating and eating areas, lawns, trees, flower beds and an allotment.”

Nestled at the bottom of the garden, a separate, self-contained annexe offers an open-plan sitting room, bedroom and modern shower room. Its own gates just off the highway allow the annexe’s residents independence. Alternatively, this space offers fantastic potential for those wanting to run a business from home, with off road parking available for clients.

Within the picturesque Norfolk countryside, this characterful farmhouse, accompanied by its two charming annexes, exudes both uniqueness and versatility. Set in delightful grounds spanning 1 acre (stms), this property offers a tranquil retreat that seamlessly blends rustic charm with modern comfort.





ALL THE REASONS

Hevingham

IN NORFOLK
IS THE PLACE TO CALL HOME



About four miles from the market town of Aylsham, approximately seven miles from Norwich and just under 10 miles from the Broads, Hevingham is a small Norfolk village. A busy village throughout the ages, there's evidence of Roman and Saxon activity, and today, its charming streets are dotted with period homes and historical buildings. There's a primary school and a pub, The Fox Steakhouse, and Hevingham Park is perfect for woodland walks.

For leisure enthusiasts there are plenty of walks and bridal paths nearby and Blickling Hall is located just outside Aylsham with its beautiful elevations and well tended gardens.

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.

The popular market town of Aylsham holds a market in the square every Monday and Friday and offers a wide selection of amenities including butchers, bakers, hardware store, two supermarkets, dental surgery and doctors surgery. There is also a primary school and secondary school located within the town with a further secondary school in the nearby town of Reepham. The highly regarded Greshams prep, pre-prep and senior school with its outstanding facilities can be found in the popular former market town of Holt.

The city of Norwich is just a short distance away with access to all major rail links and Norwich International Airport.



Note from the Vendor



“...the window reading seat in the main bedroom is a favourite spot, with lovely views over the gardens.”

THE VENDOR



SERVICES CONNECTED

Mains electricity and water. Oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

F. Ref:- 9172-3900-0200-3480-6200

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: ///utensil.groom.formally

AGENT'S NOTE

Income details for the AirBnB are available upon request.

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.

SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL