



THE STORY OF

Old Nursery Farm

Briston, Norfolk

SOWERBYS

S

THE STORY OF

Old Nursery Farm

Fakenham Road, Briston, Norfolk
NR24 2HJ

Handsome Grade II Listed Georgian Farmhouse
Elegant and Stylish Interiors with Great Character

Well-Proportioned Receptions

Wonderful Farmhouse Kitchen

Four Opulent Double Bedrooms

Principal Suited Bedroom

Glorious Grounds of Around 1.5 Acres (stms)

Outdoor Heated Swimming Pool, and Kitchen

Private Paddock and Outbuildings

Pretty Village Setting Close to Holt

SOWERBYS HOLT OFFICE
01263 710777
holt@sowerbys.com



“A home with a wealth of character,
this is a fine country residence.”

Georgian splendour, a wealth of character, elegant and refined interior and sprawling grounds come together to create the perfect north Norfolk family home.

Old Nursery Farm is a most handsome, Grade II listed farmhouse set amongst rolling countryside, yet positioned so close to the Georgian market town of Holt and the north Norfolk heritage coastline.

Built circa 1730, this fine period residence was once the epicentre of a thriving farming community and now provides elegant and stylish accommodation along with extensive grounds and facilities - perfect for a fulfilled family lifestyle.

A classic, mellow redbrick double fronted façade sits proud under a traditional pantile roof and conceals a home of great character, whilst benefiting from modern comforts and subtle elements of luxury and style.

Approaching 3,000 sq. ft. the refined accommodation is both extensive and versatile whilst remaining charming and functional.

A wonderful formal sitting room features a wealth of period features like ornate plaster cornicing, limestone floors and a superb fireplace with wood burner.

Semi-open plan to the sitting room is a most attractive garden room with a vaulted and beamed ceiling and french doors out onto a southeast facing sun terrace. This delightful room currently provides the perfect place for formal dining whilst enjoying open vistas over the private grounds.





A spacious, farmhouse-style kitchen sits central to the accommodation and features a range of free-standing kitchen cabinets, exposed beams and the all-important Aga. A comprehensive utility, laundry, WC and boot room support the kitchen.

“The farmhouse-style kitchen is a wonderful aspect of this home.”



Off the kitchen is a second, informal sitting room. A well-proportioned yet cosy room it is ideal for family gatherings, or a perfect to spot to unwind in your own space.

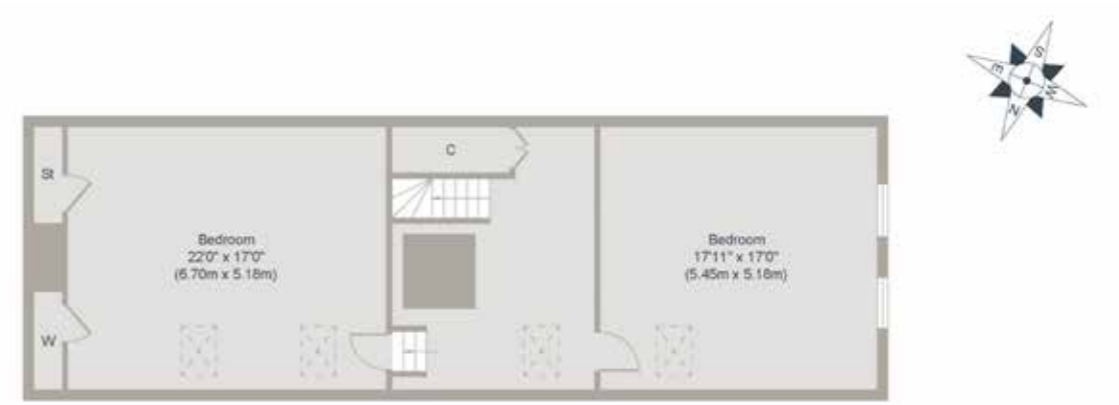




A wide staircase rises elegantly to the first-floor accommodation where you will find two of the four double bedrooms. A perfectly balanced space, the first-floor is home to two principal bedrooms, each oozing with character and individually decorated. One features wide-plank stripped floorboards and an elegant open fireplace whilst the other showcases a plethora of period detail, indulgent interior design and a sumptuous en-suite with enamel slipper bath and shower. A well-appointed, family sized bath and shower room completes the first-floor.

Rising to the second floor and there are two opulently proportioned bedrooms. Both feature charming vaulted and beamed ceilings, as well as glimpses of the lovely nearby countryside.





Attic Floor
Approximate Floor Area
889 sq. ft
(82.60 sq. m)



First Floor
Approximate Floor Area
868 sq. ft
(80.63 sq. m)



Ground Floor
Approximate Floor Area
1055 sq. ft
(98.00 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.



Old Nursery Farm is approached through an electric gate, across a driveway/parking area - which is shared with neighbouring barns. Private parking here has space for at least three, possibly four vehicles.

The gardens/grounds extend principally to the rear of the house, with a walled garden and gate to the front.

The rear garden is split in to two distinct areas. The first is home to the enclosed swimming pool area. The heated outside swimming pool is bordered by a paved area, a sauna, summer house, space for a hot tub, children's wooden play tower and a fabulous, covered outdoor kitchen. With a fitted gas barbecue, electricity for fridges and bar, this is the perfect spot for al fresco entertaining in the summer.

Sprawling lawns dominate the formal garden area to provide immense space for family activities and are set off a large, paved sun terrace.

Beyond the formal gardens is an enclosed paddock area which is laid to lawn. A cluster of outbuildings reside in this area to create flexible ancillary space.

Located in the traditional village of Briston, Old Nursery Farm enjoys a semi-rural environment whilst being just four miles south of the Georgian market town of Holt, its wide array of amenities and renowned school of Greshams. Beyond you've access to the glorious coastline of north Norfolk and 20 miles south is the city of Norwich and its airport with worldwide connections.

Old Nursery Farm is currently used as a much-loved holiday home for a busy family, also performing as a holiday let with attractive income potential. Further information available on request.

ALL THE REASONS



Briston

IN NORFOLK
IS THE PLACE TO CALL HOME



An old wool village between Fakenham and Holt, Briston has easy access to the North Norfolk coast, an

Area of Outstanding Natural Beauty.

There is a junior school, nursery school, local butcher, bakery, two pubs, two grocery shops, a Post Office and a good Medical Practice. There's also an 18th century cast iron cello in the Parish Church, which has a surprisingly good tone.

A strong sense of community thrives among the proud residents and local businesses of Holt, and many of the latter champion the local 'Love Holt' initiative which waves the flag for the independent shops that add vibrancy to the Georgian town centre. Throughout the year, there are plenty of local events including a summer Holt Festival and 1940s Weekend, which takes over the town and 'Poppy Line' heritage railway that runs between here and Sheringham.

With a traditional butcher, fishmonger and greengrocer, the town even has its own

department store and food hall, Bakers and Larners, a local landmark which has been run by the same family since 1770.

The town and its surrounding yards house a collection of chic boutiques and luxe lifestyle stores to explore and fill your home and wardrobe with beautiful things – linger and choose your favourite locally made fragrance at Norfolk Natural Living.

Life moves at a leisurely pace in Holt, and there are plenty of places to idle over a coffee or bite to eat. Believed to be the oldest house in town, Byfords deli and café is a central landmark and fabulous place to stop and watch the world go by. There's no need to hurry home – relax and enjoy country life! On the edge of town is the eponymous Gresham's school.

If you are looking for the perfect spot to enjoy country life, Briston is perfectly situated near to one of Norfolk's finest market towns with easy reach to the coast and city and if this sounds like your kind of place, let us help you to find your next property.



Note from Sowerbys



“From your Georgian home you're close to a much-loved Georgian town, Holt.”

SOWERBYS



SERVICES CONNECTED

Mains water and electricity. Double glazing fitted throughout.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Freehold.

LOCATION

What3words: ///canal.taskbar.prepped

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