



Rush Green Farm  
Rush Green | Barnham Broom | Norfolk | NR9 4EA

# PERFECTLY PLACED



“In a beautiful rural position, with additional land just across the quiet lane, this is country living at its best. You have abundant wildlife to spot, wonderful walks to enjoy, yet you’re just a short walk from the village amenities, and a few minutes’ drive from Norwich, Wymondham, the golf course, the A11, A47 and more. So you’re perfectly positioned to make the most of everything this appealing area has to offer.”



# KEY FEATURES

- An Attractive Period Farmhouse in a Lovely Location in the Village of Barnham Broom
- Four Bedrooms, an Attic Room and Two Bathrooms
- Kitchen/Breakfast Room with Separate Utility Room, Larder and Boot Room
- Two Reception Rooms, a Study and a Ground Floor WC
- Wonderful Original Character with Exposed Beams, Vertical Studwork and Inglenook Fireplaces
- The Property sits in a Plot of 0.5 of an acre with Additional Land of 1.6 acres across the Lane
- The Additional Land includes a Pond and Four Stables plus a Tack Room and Store
- Two Storey Barn used for Garaging with Attached Woodstore ideal for Conversion with Driveway providing Plenty of Parking
- The Accommodation extends to 3,131sq.ft
- Energy Rating: F

What a breath of fresh air! This is a very attractive period farmhouse in a lovely location, with secluded gardens, stables and paddock and a pretty wildlife pond. Life your rural dream without any compromises – when you need to get to work, to the shops or to schools, you still have everything on the doorstep.

## Comfortable Character

This is a home of two halves: one end timber framed and the other brick built, both dating from the 18th century and probably only a generation apart. The former farmhouse retains a huge amount of character, with beautiful old oak timbers and lovely brick fireplaces, pavement tiled floors and more. The owners initially rented the property whilst looking for their long-term family home, and nothing matched up to this, so when they had the opportunity to purchase the house and land they jumped at the chance. It's proved to be a wonderful family home that effortlessly adapts to the changing needs of children growing up – plenty of space both inside and out and hugely versatile too.

## A Happy Home

The owners tell us that nobody uses the front door, but instead everyone comes through the side and into the kitchen – and then they don't want to leave! The charming country-style room with its Aga has a comfortable and cosy feel and there's plenty of space for a family table in the middle. There's also a useful utility room, walk-in larder and a small but useful study off the rear hall and kitchen.





# KEY FEATURES

## Room For Everyone

Moving into the heart of the house you'll find a generously-proportioned sitting room with a log burner and beyond this is the main reception – a gorgeous room with timber partitions separating the dining area from the sitting room. The owners have found this to be great for hosting family gatherings and parties as there's room for a crowd. The property is south facing, so the large windows along the front of the house, flood the rooms with light and have views directly over the paddocks and countryside beyond. As the house was built in two parts, there are two staircases, which also means that each of the four bedrooms are accessed off the landing. It's been well designed in that there's a bathroom at each end as well. Further stairs lead to an attic room that would make a great den for teens, additional bedroom or even a hobby space.

## Make The Most Of It All

Outside there's plenty more to explore. You have a two storey barn that's ripe for conversion if desired. The owners have extended the balcony here, so you can sit and dine looking out over the garden to the fields beyond or sit in the shade underneath. This faces west, so you'll see magnificent sunsets! The main part of the garden is a long lawn, leading to a gated working area at the end. There's ample parking on the main driveway and two vehicular entrances. This part of the plot is enclosed by a lovely old flint wall which curves beautifully around the corner and adds to the already significant kerb appeal. Over the lane you have additional land, complete with stabling on hard standing, where you can see your horses heads poking out of the stables from the kitchen window! There is mains water connected to the stables and electrics in place that just need connection. You also have a pretty pond that attracts a great deal of wildlife. The owners very much enjoy sitting out here in summer, relaxing in the tranquility of the setting. It is set up for immediate family equestrian use if desired. And whilst it feels very peaceful, this is a truly convenient location. You can walk into the village to go to the pub, shop and Post Office, primary school or village hall. A little further you'll find the golf course, complete with country club and spa. Driving to the city is easy, with the university, hospital and research park nearby. You're close to the A11 and A47, which makes onward travel a breeze.

## Agents Note

The vendor's intention is to attach overage on the additional land.

































# INFORMATION

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## On The Doorstep

The property is situated in the highly sought after village of Barnham Broom. It's lovely location has magnificent views across farmland. The village has a pub, shop and Post Office, with the Barnham Broom Golf and Country Club situated a short distance away.

## How Far Is It To?

Barnham Broom is situated approximately 10.5 miles west of the city of Norwich with its wide range of cultural and leisure facilities and a variety of good schools both in the public and private sectors. Norwich boasts its own main line rail link to London Liverpool Street and an international airport as well as the University of East Anglia and the Norfolk and Norwich University Hospital. The market town of Attleborough is a mere 11 miles south with a Sainsburys supermarket, whilst the thriving town of Wymondham is only 5.5 miles away with a good selection of high street shops including a Waitrose supermarket, the historic Abbey and the renowned Wymondham College.

## Directions

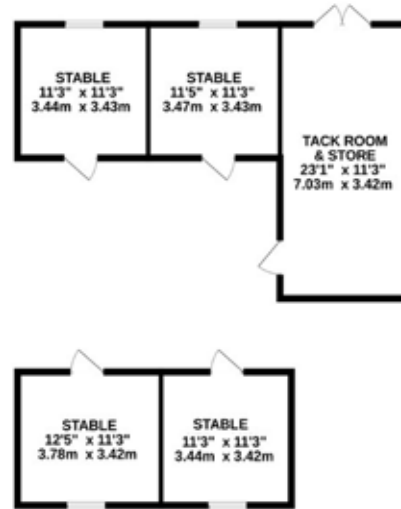
Leave Norwich on the B1108 Watton Road proceeding through the village of Barford. Continue along the B1108 and at the crossroads leading to Carleton Forehoe, take the right hand turning onto Wymondham Road. Follow the road nearly all the way to the end, where the property will be found on the right hand side on the corner of Wymondham Road and Bell Road.

## Services, District Council and Tenure

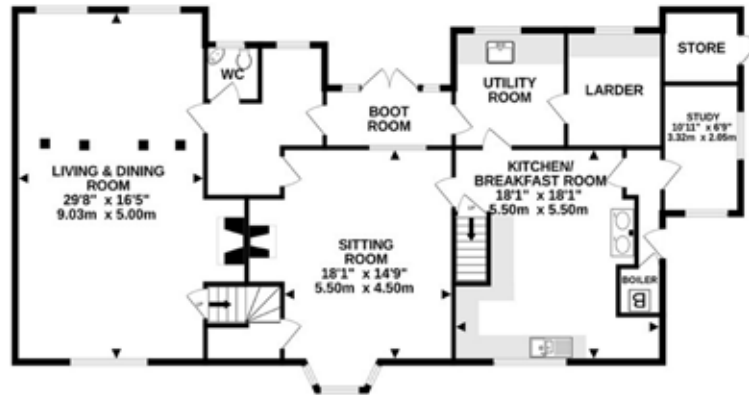
Oil Central Heating, Mains Water, Private Drainage via Septic Tank  
Mobile Phone Signal - Varies depending on Network Provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) - for Broadband/Mobile Availability  
Broadband Available - Vendors use BT with a Download Speed of 15.8mb  
South Norfolk District Council - Council Tax Band F  
Freehold



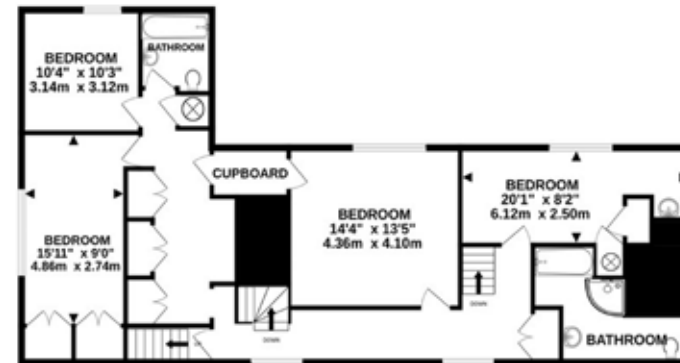
OUTBUILDING  
169 sq ft (15.6 sq m) approx.



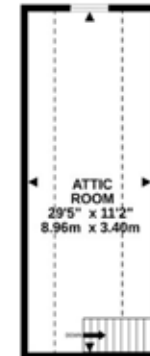
STABLES  
166 sq ft (15.3 sq m) approx.



GROUND FLOOR  
266 sq ft (24.6 sq m) approx.



FIRST FLOOR  
206 sq ft (19.1 sq m) approx.

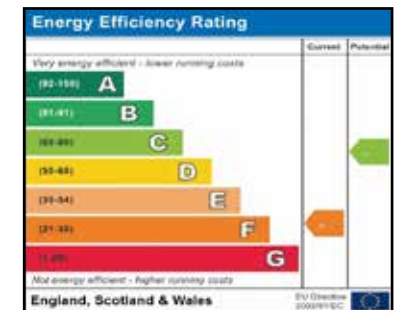


2ND FLOOR  
26 sq ft (2.4 sq m) approx.

FLOOR AREA - HOUSE (EXCLUDING OUTBUILDINGS): 3131 sq.ft. (290.8 sq.m.) approx  
TOTAL FLOOR AREA: 4466 sq.ft. (414.9 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](http://www.norfolkpropertyphotos.co.uk)  
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