

THE GREEN

# North Burlingham, Norwich NR13 4SZ

Freehold | Energy Efficiency Rating : TBC

To arrange an accompanied viewing please pop in or call us on 01603 336556

# FOR SALE PROPERTY



20:22

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- Detached Mews Cottage with Potential
- Approx. 6.82 Acre Plot (stms)
- Requires Further Improvement
- Outstanding Countryside Location
- Rare Fully Walled Garden & Outbuildings
- Open Plan Kitchen/Living & Sitting Room
- Three/Four Bedrooms
- Ideal Annexe/Holiday Let Potential (stp)

#### IN SUMMARY

Nestled in countryside surroundings stands the remains of Burlingham Hall, a 6.82 ACRE ESTATE (stms), formed of the original Estates Office, Grooms Cottage, Stabling and Coach-house of the original Hall which was demolished in 1952. STEEPED in HISTORY, the property offers an UNRIVALLED OPPORTUNITY to enjoy a TRANQUIL and SECLUDED SETTING close to the A47, with some 3900 Sq. ft of PROPERTY and STORAGE SPACE, and some 6000 Sq. ft (stms) of overall accommodation including AREAS of UNCONVERTED HAY LOFT, and a further 770 Sq. ft (stms) of outbuilding which back onto the WALLED GARDEN. Where the HALL stood, now an area of grassland, the DEER GRAZE and the HARES GAMBOL, with areas of NATIVE WOODLAND, formal gardens and the carriage driveway. The presence of a SWEET CHESTNUT GROVE thought to be some 450 years old suggests how far back the story of the estate stretches, whilst the CHARACTERFUL INTERIOR and space ensures there is plenty of room in the history books for the next chapter!

#### SETTING THE SCENE

The property stands at the very end of The Green where a private road begins, accessed via timber gates. Sweeping around into the shingle driveway, there is of course ample parking, but also a hint of the countryside setting and views which will be enjoyed around the estate. The driveway loops around, and access leads to the front and rear of the property, and the various outbuildings.

#### THE GRAND TOUR

The front porch entrance leads to a formal hall entrance, with pamment tiled flooring and magnificent Victorian 'Linen Press' salvaged from the Hall. A door to your left leads into the main sitting room, focused on the cast iron wood burner, with a high level window to front, pamment tiled flooring and stairs to the first floor landing. A door leads to the rear lobby and another leads to the adjacent study/bedroom - a versatile room which has had many uses over the years, with a further feature fire place and window to front. A further door leads to a self-contained lobby making this end of the property an ideal annexe or Airbnb unit, with a period style double bedroom leading off, complete with panelling, along with a family bathroom with tiled splash backs. The rear lobby provides a utility and laundry area with room for appliances and storage, whilst also leading to the rear garden. A fully tiled wet room is a welcome addition for a long day in the garden or the family pet, with a three piece suite and rainfall shower. The kitchen/dining room leads off the main hall, with a predominantly free standing kitchen, space for a Range style cooker, built-in pantry, and tiled flooring with under floor heating, which leads into the sitting/dining space which offers a fantastic view of the rear vista. The adjoining room is currently used as a Studio, with a further external entrance and lobby, with windows to front and doors to rear. An adjacent storage room leads off. The first floor is mainly open plan, with the main bedroom area, built-in storage and garden views, with stairs to a bedroom/dressing room and further storage room beyond.

#### POTENTIAL IN THE MAIN PROPERTY

Two further rooms, former stables, sit adjacent and enjoy a similar facade to the front, whilst a coach house with double doors form part of the same building, with potential to convert (stp). Upstairs, a significant hay loft which requires some attention could become a fantastic space with remodelling of the roof structure.

#### EXTERNAL BUILDINGS

A range of five substantial linked outbuildings extend to 777 Sq. ft (stms). Currently used as storage and garden sheds, there is further clear potential (stp).



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### THE GREAT OUTDOORS

With a sprawling 6.8 acres (stms) of grounds, a tour of the estate is the only way to truly understand the peaceful setting and vast array of planting and mature trees which exist. With fine specimens believed to be hundreds of years old, the plot is split into four key areas, including the front lawn (the site of the Old Hall), front woodlands, main formal gardens to rear and the walled gardens. With linear paths and flower beds, well maintained and manicured box hedging creates a grand feel, whilst hosting the outdoor kitchen and pizza oven. The walled gardens offer the original home of a large glass house, and now an ideal seating area with the wall as a backdrop. Further woodland leads off the walled garden, looping around to the front. An elaborate arched gate on the southern side of the walled garden known as 'Repton's Gate' and on the eastern boundary between formal gardens and the parkland beyond is a Repton Ha-Ha. Remnants of the formal gardens also include a Wellingtonia, magnificent Cedar and a huge Monkey Puzzle tree. The old Game Larder still exists, covered in Virginia Creeper. There is clear equestrian potential here.

### OUT & ABOUT

The popular rural village location of North Burlingham offers easy access to Norwich and Great Yarmouth. The village is located close to the large villages of Lingwood and Acle which offer an extensive array of amenities including train stations, shops, post offices, school facilities, public houses and regular bus services. The village is well known for its abundance of countryside walks and rural views.

### FIND US

Postcode : NR13 4SZ

What3Words : ///national.manifests.times

### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

### AGENTS NOTES

The property uses a pellet fired central heating system. The 6.82 acre plot is split across two titles registered with land registry, with a right of access to get to the property, and a right of access for the farmer to use the driveway before the gated entrance. The property utilises a septic tank, and harvests water from a private 80ft deep well with a fully automated pump.

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

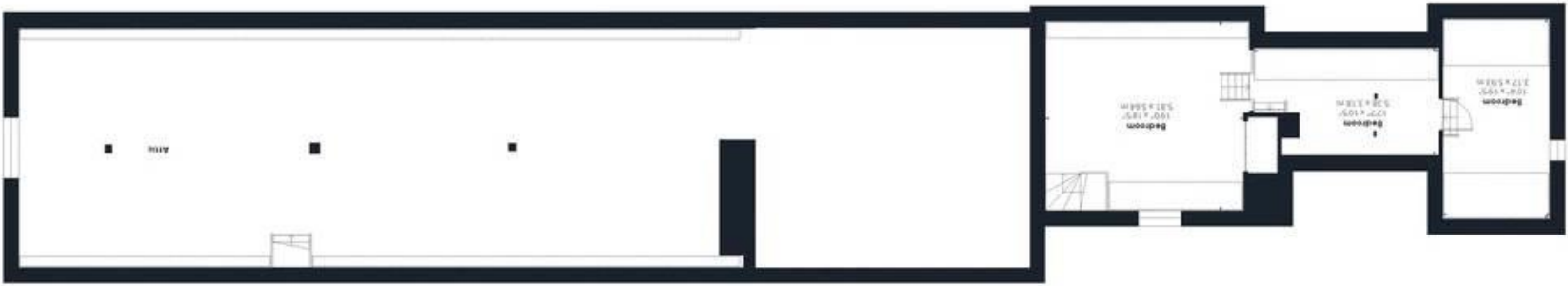
Price:



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Floor 1 Building 1



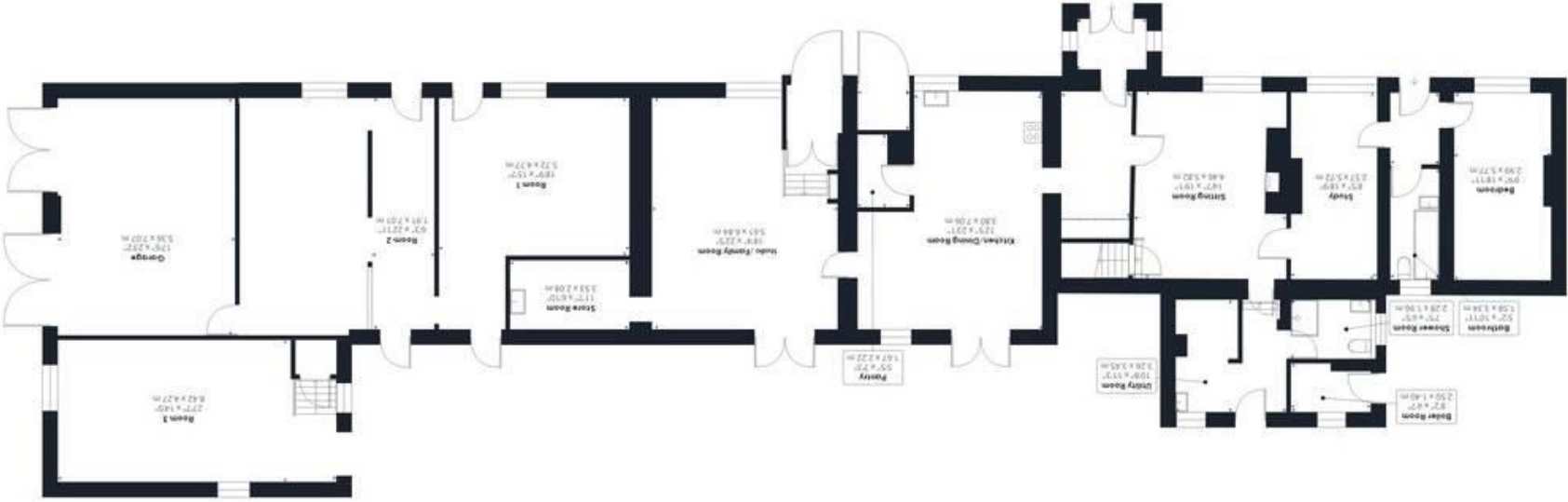
GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Reduced bedroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Ground Floor Building 1



Reduced bedroom 211.37 ft<sup>2</sup>

Approximate total area 3869.55 ft<sup>2</sup>  
359.49 m<sup>2</sup>