



# The Heathlands

Laundry Lane, Blofield Heath, Norwich, Norfolk, NR13 4SB

**BROWN & CO**



## The Heathlands, Laundry Lane, Blofield Heath, Norwich, Norfolk, NR13 4SB

An outstanding detached farmhouse together with a successful holiday let in delightful formal gardens and grounds approaching 10.66 acres (stms)

£1,150,000



### DESCRIPTION

The Heathlands dates to Victorian times and is a most attractive detached period farmhouse, set in wonderfully private grounds of 10.66 acres (stms) in the highly sought-after Broadland village of Blofield Heath. The house enjoys outstanding views over its formal gardens and distant landscape, being beautifully presented throughout with comfortable and elegant interiors.

The house has undergone significant improvements in the last seven years, particularly to the windows, doors, kitchen and bathroom equipment and flooring. There is a super feel about the house which is approached at the front into the main hall with its elegant staircase and Minton tiled flooring with access to the principal ground floor rooms. The farmhouse style kitchen enjoys a range of shaker style base units under Oak worktops configured in an 'L' shape format, which links superbly with the utility area, dining room and out to the front gardens.

The house flows extremely well, particularly on the ground floor with the dining room occupying one of the bay windows and enjoys an original fireplace. Across the hall lies the drawing room with log burner, a particular feature is the access onto the terrace.

On the first floor there are four bedrooms, all being comfortable double rooms accessed from a spacious landing which also serves the family bathroom. The principal bedroom and guest bedroom

both enjoy en-suite shower rooms and have been beautifully decorated with bespoke fittings. The views across the grounds from the bedrooms are outstanding and a key feature of the house.

Outside - The Heathlands is approached from Laundry Lane, then onto a shingled private shared driveway serving two properties. The Heathlands is the last house on the right with the drive flowing round to the rear, with a shingled hard standing enjoying parking for a number of vehicles.

The formal gardens are at the front of the house approached via the terrace which wraps around the house taking advantage of the southerly aspect. The formal garden is beautifully lawned and bordered by a mixture of mature hedging, an outstanding fir tree and a mixture of young trees and flower beds.

The rear gardens flow from east to west and are bordered by a mature hedging and a mixture of Oak, Poplars and Pine trees which continue into the grounds. There is so much on offer here, the land will suit families of all sizes with plenty of room to roam and enjoy the fine views back towards the house.

Holiday let - At the rear of the house, there is a successful holiday let of timber frame construction, namely, The Old Potting Shed and can be found on Airbnb with an outstanding rating of 4.87\*. The let enjoys well-arranged accommodation comprising an open plan kitchen, dining sitting room with log burner, double bedroom

and bathroom. To the outside there is a raised decked area which overlooks the parkland.

The whole is superbly tucked away and will suit those keen to establish themselves in a lovely part of Norfolk, with excellent local amenities and transport links.

Services - Mains water, mains electricity, mains drainage, LPG heating and cooker for the main house. Holiday let is completely electric and is heated via portable oil storage heaters together with a log burner.

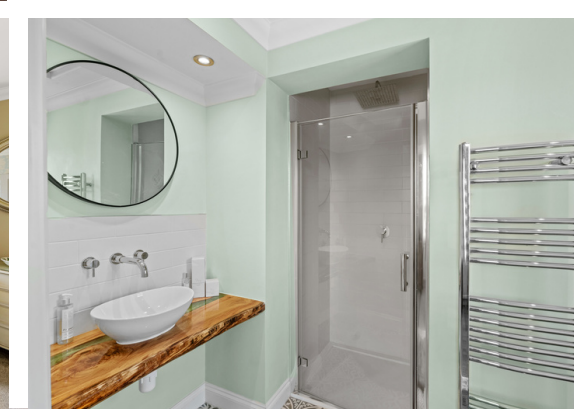
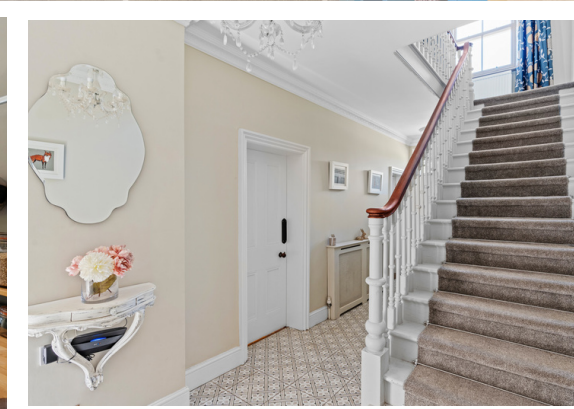
Local authority - Broadland District Council

### LOCATION

Blofield Heath is a popular village, just off the A47 between Norwich and Acle to the east of Norwich and ideally located for access to the Norfolk Broads, Great Yarmouth and the coast. Amenities in the village include a shop, village hall, primary school and an Indian restaurant. There is a wider range of amenities in nearby Blofield, including post office and convenience store, a fish & chip shop, public house, camping/garden centre and a golf driving range with a 9-hole golf course.

### DIRECTIONS

Heading away from Norwich eastbound on the A47 towards Great Yarmouth, take the first exit off the roundabout by McDonalds, remaining on the A47 dual carriageway then take the first slip road



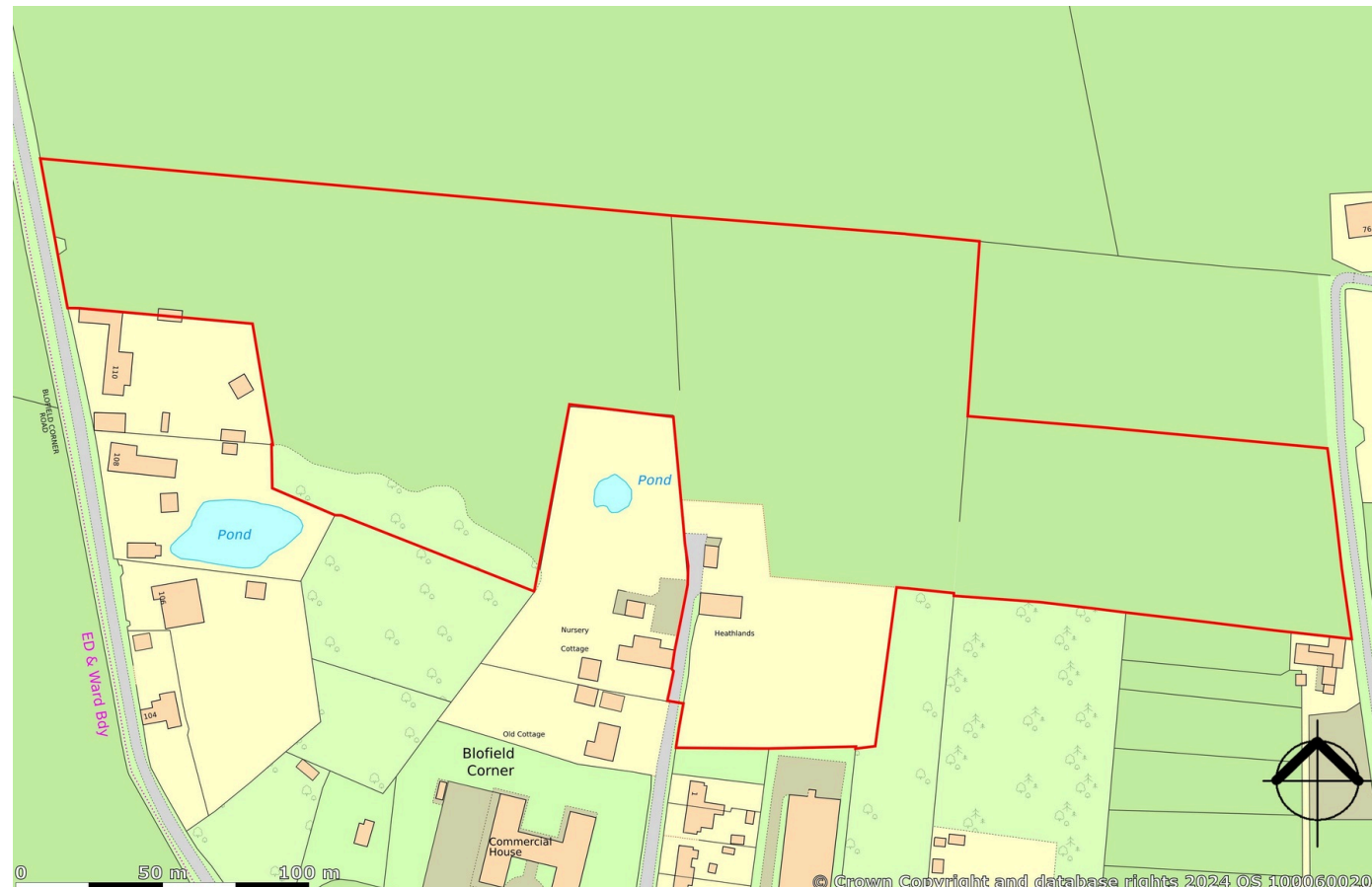
which is signposted to Blofield Heath. At the T-junction turn right into Shack Lane, which leads into Woodbastwick Road and on to the centre of the village. Turn left at Blofield Corner Road and follow for approximately ¼ of a mile. Turn right into Laundry Lane where the property, The Heathlands will be found at the very end of the road, on the right-hand side.

**AGENTS NOTES:-**

(1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.

(2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

**VIEWING** Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871



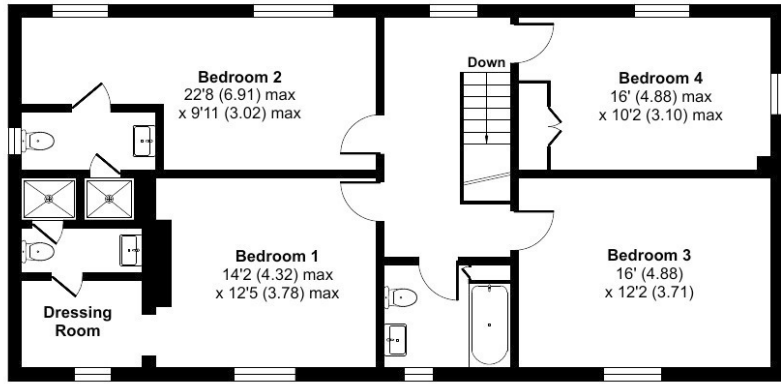
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Approximate Area = 2156 sq ft / 200.2 sq m

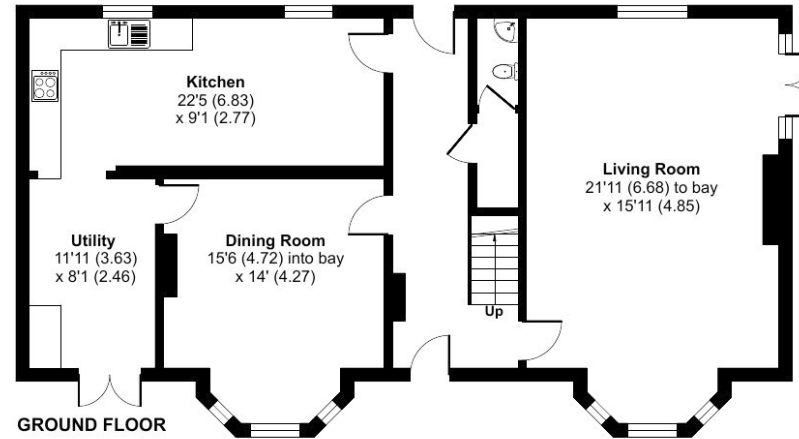
Annexe = 421 sq ft / 39.1 sq m

Total = 2577 sq ft / 239.3 sq m

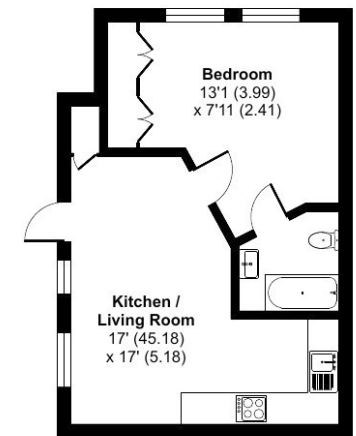
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



ANNEXE



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Brown & Co. REF: 1123772

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F	23 F	
1-20	G		

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