



Old Farm  
Drabbs Lane | East Ruston | Norfolk | NR12 9JE

# LIVE YOUR DREAM



“Enjoy the freedom to live your countryside dream at this spectacular farmhouse. There are so many options here, for business or pleasure, with a holiday let cottage, separate two-bedroom barn conversion, further outbuildings, a swimming pool, wild flower meadows, two ponds, a paddock and more. It’s been a superb family home to the owners for over 20 years and they have put their heart and soul into creating the wonderful property you can see today. Close to the beach and to the Broads, within easy reach of market towns, the location is the icing on the cake.”



# KEY FEATURES

- A Period Farmhouse with a Holiday Let Cottage and Separate Barn Conversion situated in the Village of East Ruston
- The Main House has Four Bedrooms; Two Bath/Shower Rooms
- Kitchen/Dining Room with Separate Utility
- Two Further Reception Rooms and a Study
- The Separate Barn Conversion is Self Contained and has Two Bedrooms
- The Holiday Let is a Self Contained One Bedroom Cottage
- Numerous Outbuildings include a Barn and Workshop with Attached Games Room and a Stable Block
- Triple Cart Lodge and Large Driveway provides Plenty of Parking
- The Grounds extend to around 5.9 acres and include a Swimming Pool, Wild Flower Meadows, Carp Ponds and Paddocks
- The Main House Accommodation extends to 2,287 sq.ft excluding the Outbuildings
- Energy Rating House: E,
- Energy Rating: Barn Conversion: C, Holiday Let: D

This period farmhouse is packed full of character and charm and has plenty of space for all the family, with a very large, super country kitchen at its heart. On the edge of a small village, it's peaceful and private yet well connected and is a great base from which to make the most of this beautiful area.

## Endless Options

There's so much you can do here at this impressive property – running a holiday business or receiving an income from long term lets, embracing country life and watching the wildlife, growing your own, breeding wild and ornamental carp, wild ducks and more, having a pony or other small livestock – the choice is yours. There's also further potential with the large unconverted barn that currently leads into a games room. This would convert into another attractive property, subject to planning. Plus there's an unconverted stable block attached to the holiday let, ideal if you have a pony or two but offering business and income potential if not. In addition to 1.3 acres of gardens close to the house, the owners have an extra 4.6 acres of land that include a wildflower meadow, which is a delight in summer, and two large ponds, one of which contains ornamental carp and the other wild carp. The owners have encouraged wildlife to flourish here, with red deer and muntjac, badgers, hedgehogs, many different birds, wild ducks on the pond and more.





# KEY FEATURES

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## Beautiful Homes

One of the holiday lets, Duck Cottage was up and running when the owners came here, but in need of some TLC. They have fully renovated this to provide one bedroom accommodation. The other, larger barn, they have converted themselves into Swallow Barn, using reclaimed Norfolk red bricks and flint cobbles. Retaining the character of the building with a stunning vaulted ceiling in the sitting room with a mezzanine over. It's a fabulous home in its own right! Moving onto the main farmhouse, this is a seriously impressive and comfortable property that's brimming with charm. The owners have enjoyed plenty of social occasions in the kitchen diner, with the large table in here one of their first additions when they moved in. A log burner at one end keeps it cosy all year round. There's a useful reception room off here – ideal if you have kids who want to do their own thing – in addition to the main sitting room and the study beyond. Both the sitting room and kitchen have access out onto the garden where you'll find a large terrace with swimming pool and gazebo. Thanks to the latter, the British weather doesn't have to stop the party! Upstairs, all four bedrooms are a good size and all are independently accessed. The principal has an en-suite and there's a spacious family bathroom for the other three.

## A Glorious Location

The immediate surroundings here have a peaceful, rural feel and you get a strong connection to nature as you watch the changing seasons across the surrounding countryside. It's tranquil and secluded, but you're far from isolated as there's a lot to do here and you have everything you need close by. It's ideal for country pursuits – walks, watching wildlife and so on, as well as the opportunities for riding, and you also have the beach just a few miles away. This is a relatively unknown stretch of Norfolk coastline, so you'll often have it to yourself out of season. This area has everything from sandy beaches to a seal colony, miles of dunes, cliff-top paths, popular holiday spots and lots of lovely places to eat and drink. The village here is a friendly one and well known for a gorgeous private garden. You can buy a season ticket and visit as often as you like. Travel south to Wroxham, known as the capital of the Broads and home to Roy's – said to be the largest village store in the world, selling everything from clothing to DIY equipment. A few miles in the other direction you'll find North Walsham, a market town that's recently seen a lot of investment and has schools, supermarkets and so much more, as well as a train station.

















Duck Cottage





Swallow Barn

















# INFORMATION



## On The Doorstep

East Ruston is situated near to the Norfolk Broads and is approximately 15 miles north east of Norwich. From here you can explore the wealth of broads and backwaters at one's leisure. Wroxham boasts the Roys of Wroxham department store, individual boutiques, a range of eateries, banks and tourist attractions. The Norfolk coast is an area of outstanding natural beauty and is close at hand with a number of golf courses and other leisure facilities close by.

## How Far Is It To?

From East Ruston you have easy access to Norwich with its large array of cultural and leisure facilities, including Chantry Place shopping centre, bars, restaurants, theatres and cinemas. There are a number of good schools in both the state and private sectors as well as the University of East Anglia. Norwich has a main line station to London Liverpool Street with an approximate journey time of 1 hour 40 mins, also providing commuter trains to Cambridge. There is an international airport to the north side of the city and access to most major trunk roads. From the A11 Newmarket Road, Cambridge lies approximately 60 miles to the south-west and Newmarket 47 miles.

## Directions

Leave Norwich on the A1151 Wroxham Road passing through Wroxham and prior to reaching Stalham take a left at the junction onto the B1159/Stepping Stone Lane. On joining the Bacton Road/B1159, take the first left into Common (Brunstead) Road through to Bristows Farm House and turn right at the crossroads. After 100 yds turn left into High Hill Road past a row of houses. Old Farm is 400 yards ahead on a tree lined S bend.

## Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via Klargestor

Broadband Available - vendors use TalkTalk

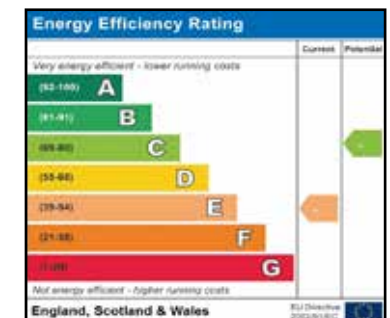
Mobile Phone Reception - varies depending on network provider

Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) - for Broadband/Mobile availability

North Norfolk District Council - Tax Band F

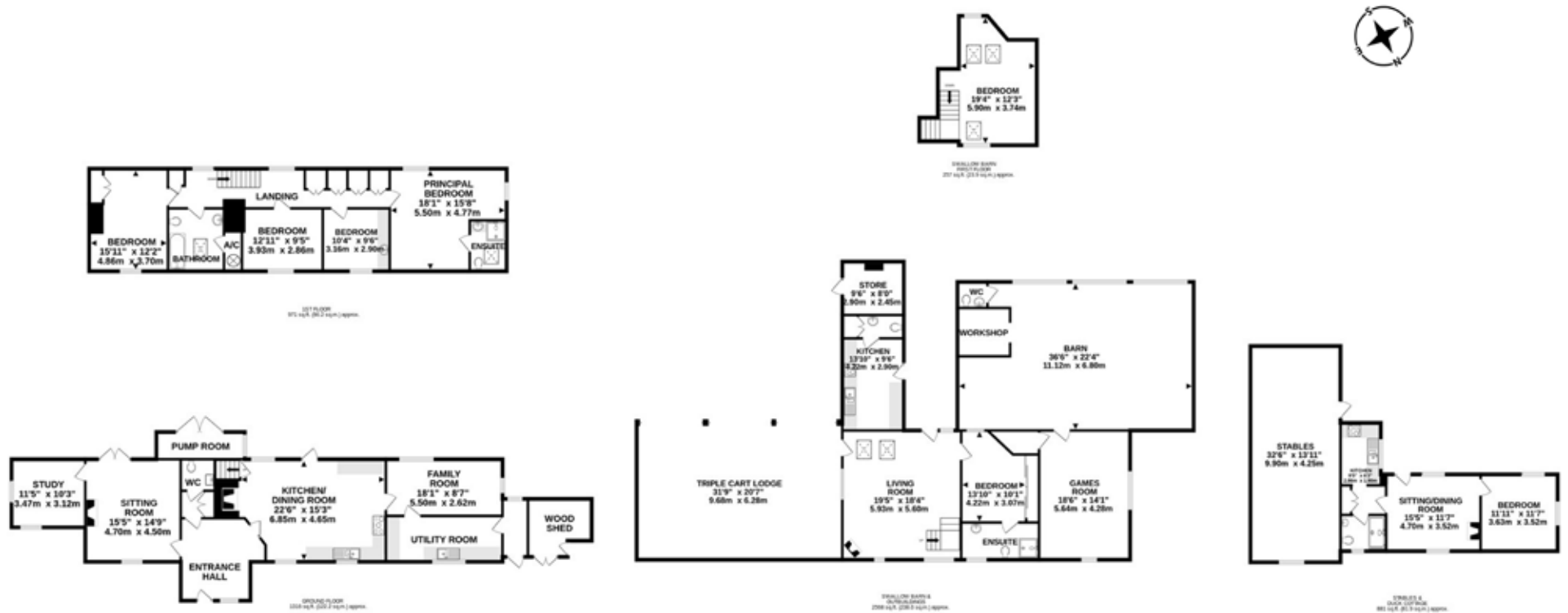
Freehold

## ENERGY RATING - MAIN HOUSE

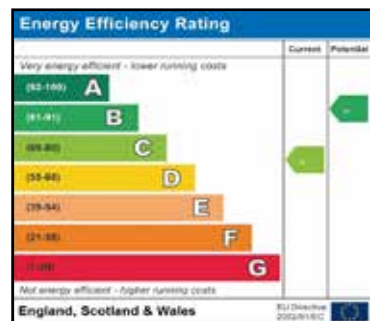


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ENERGY RATING - SWALLOW BARN

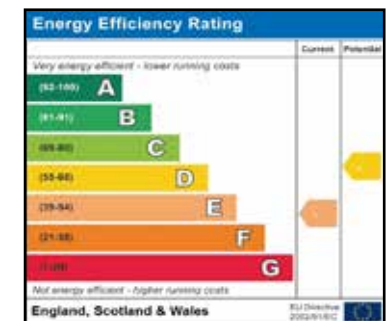


FLOOR AREA (MAIN HOUSE, EXCLUDING OUTBUILDINGS) : 2287 sq.ft. (212.4 sq.m.) approx.  
 TOTAL FLOOR AREA : 5994 sq.ft. (556.8 sq.m.) approx.

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  
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ENERGY RATING - DUCK COTTAGE







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Fine & Country Norwich  
12-14 Queen Street, Norwich, Norfolk, NR2 4SQ  
01603 221888 | [norwich@fineandcountry.com](mailto:norwich@fineandcountry.com)

