



# Croft Farm

Southburgh Lane, Hingham, Norfolk, NR9 4PP

**BROWN & CO**



## Croft Farm, Southburgh Lane, Hingham, Norfolk, NR9 4PP

A detached three-bedroom house together with single storey barn, various agricultural buildings and land totalling some 4.5 acres (stms), divided into forecourt and two paddocks. Rural location close to Hingham.

£850,000



### DESCRIPTION

Croft Farm comprises a detached property with three bedrooms, together with two barns, one of which has a Certificate of Lawful Use, together with about 4.5 acres of land (stms) divided into two paddocks and various buildings at the rear, including a steel portal framed agricultural building with older buildings as well.

Here is an excellent opportunity to acquire a super country property with land offering lots of options, all in a private rural position.

The Croft provides light and airy accommodation on two floors, being constructed of brick with a pitched main roof and located at the front of the property with gardens around the house. There is direct access to the two barns that are now used for residential purposes which provide scope to derive an income or for other purposes.

The accommodation of The Croft includes entrance hall, sitting room, study/office, WC, kitchen/breakfast room, dining room, back hall and utility/boiler room on the ground floor, together with three bedrooms and family bathroom on the first floor.

Hedgehog Barn provides kitchen, bathroom, sitting room and two first floor bedrooms.

To the rear of Hedgehog Barn is the office/annexe which includes an entrance hall, office, kitchen and first floor bedroom.

Buyers should carry out their own research regarding planning matters relating to these barns.

The property will be of great interest to buyers keen to use the buildings perhaps in conjunction with an equestrian operation or for storage or other purposes.

Included in the sale is a large portal framed building together with Arcon building, former pig fattening house and workshop, all surrounding a courtyard area.

Two paddocks are included in the sale, one directly behind The Croft, and then a further paddock accessed via The Drift nearby. The land extends to some 4.5 acres, subject to survey.

The whole will be of great interest to a variety of buyers looking to acquire a property in a rural position within easy reach of communication routes.

### LOCATION

Croft Farm is situated about one mile from Hingham and there are local shopping and transport facilities in the village, with easy access to Wymondham and Dereham, with the ability to get to the A11 and A47 trunk roads very easily. Watton is about 7 miles away

and Norwich some 16 miles distance. This is an excellent opportunity to live tucked away in a special place.

### DIRECTIONS

Proceed out of Norwich and on entering Hingham go through the village and carry on towards Watton. Take the right turn into Southburgh Lane. The road winds round to the left, past The Drift and the property will then be seen on the right-hand side.

### AGENT'S 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



# The Croft, Southburgh Lane, Hingham, Norwich, NR9

The Croft = 2002 sq ft / 186 sq m (includes double garage and excludes store)

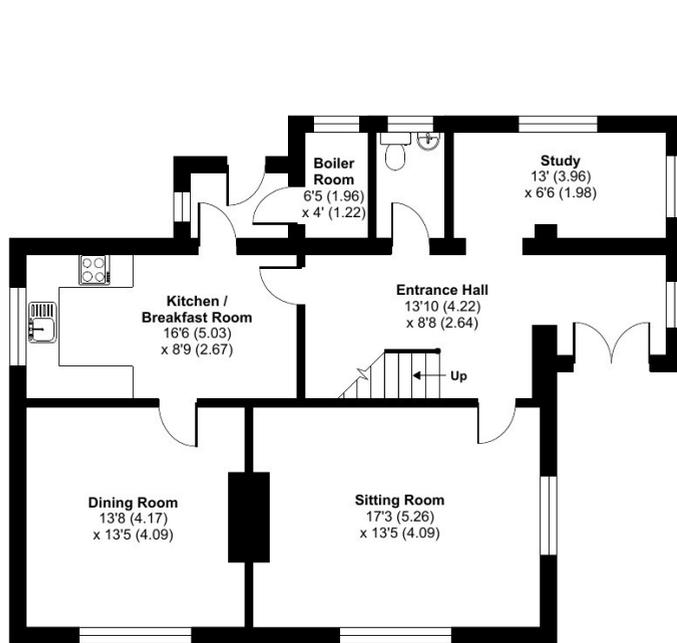
Annexe = 810 sq ft / 75.2 sq m

Hedgehog Barn = 1052 sq ft / 97.7 sq m

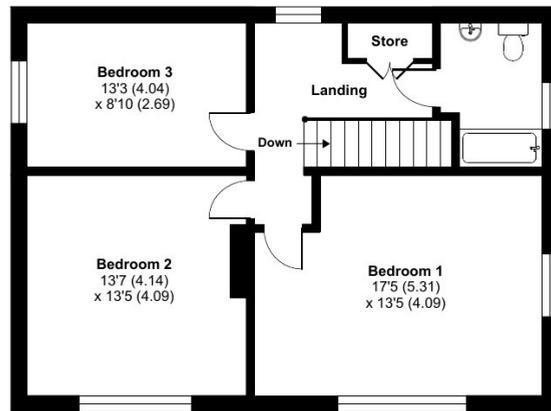
Outbuildings = 8269 sq ft / 768.2 sq m

Total = 12133 sq ft / 1127.1 sq m

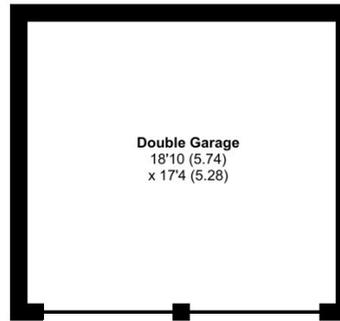
For identification only - Not to scale



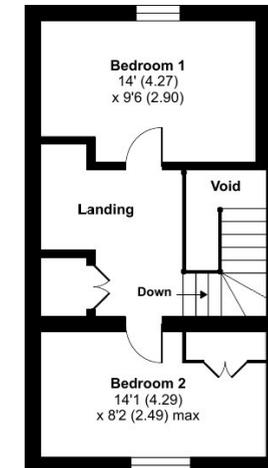
GROUND FLOOR - THE CROFT



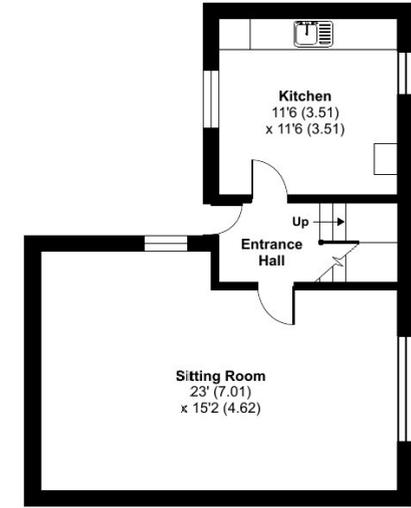
FIRST FLOOR - THE CROFT



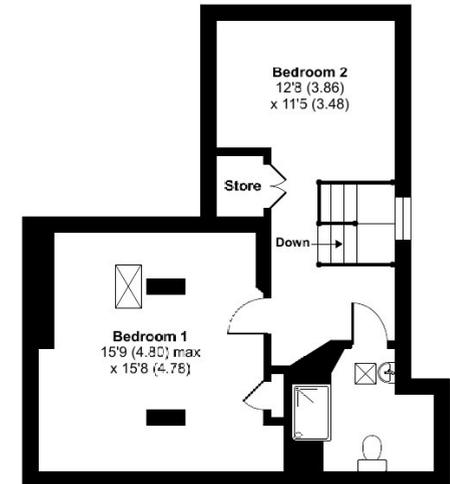
ANNEXE GROUND FLOOR



ANNEXE FIRST FLOOR



HEDGEHOG BARN GROUND FLOOR



HEDGEHOG BARN FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		96 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctchem 2024. Produced for Brown & Co. REF: 1137576

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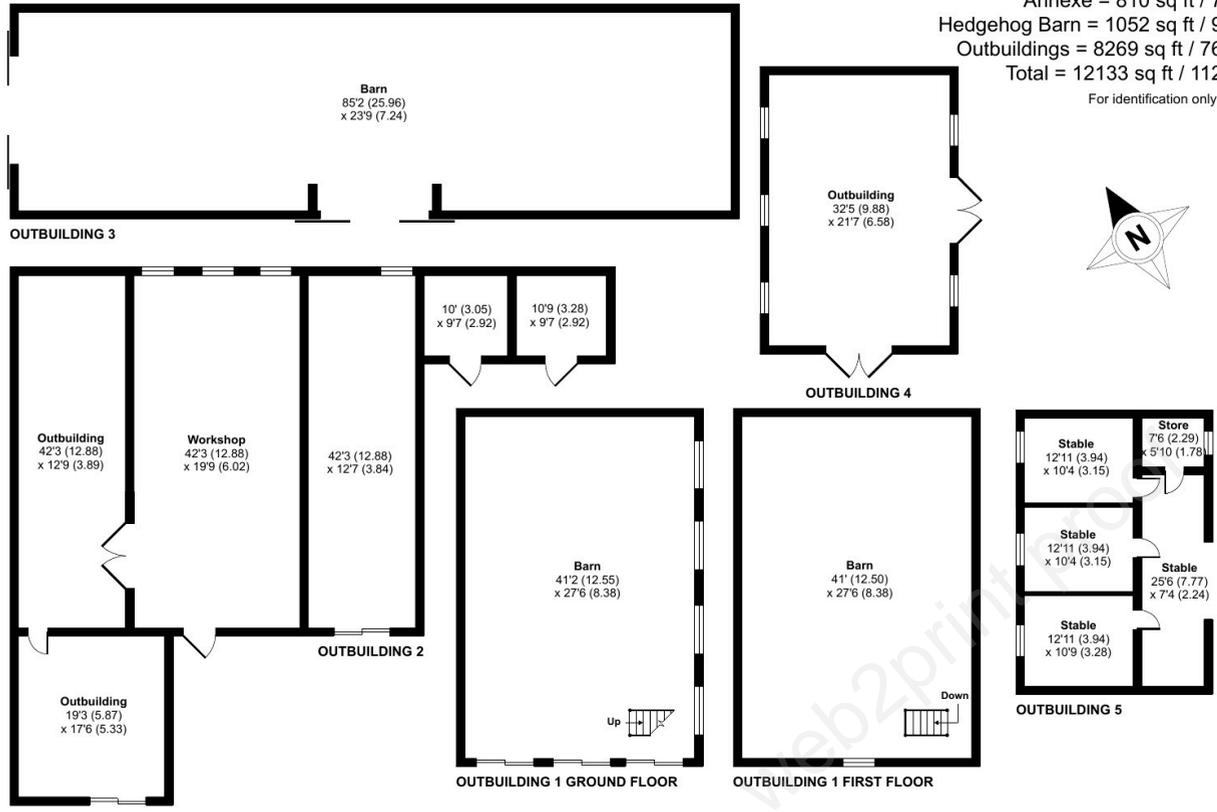
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**RICS Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Brown & Co. REF: 1137576

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