

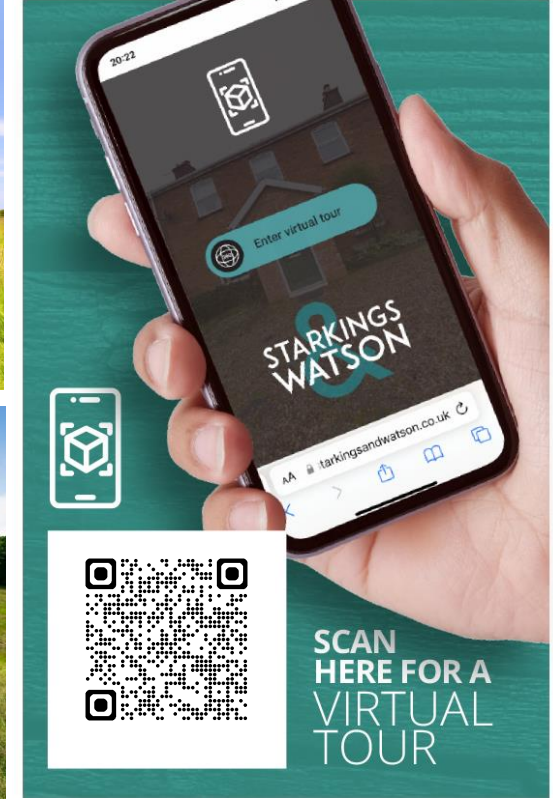
LITTLEBECK LANE

**Brooke, Norwich NR15 1ET**

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01508 356456

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**STARKINGS**  
**WATSON**

- 32.9 Acre Farm with Agricultural Tie (stms)
- Range of Stables, Workshop & Open Front Barns
- Detached Family Home
- Remains of Original Farm House with Potential
- Two Reception Rooms
- Kitchen & Separate Utility Room
- Four Double Bedrooms
- Potential for Further Development (stp)

#### IN SUMMARY

NO CHAIN. This 32.9 ACRE FARM (stms) offers SIGNIFICANT OUTBUILDINGS covering some 5500 Sq. ft (stms) including TWO LARGE STEEL FRAMED BARNs, WORKSHOP and STABLE YARD, along with the main 1700 Sq. ft (stms) FARMHOUSE. PRIMARILY GRASSLAND, the farm offers HUGE POTENTIAL, with the remains of a former COTTAGE which is now derelict. With the LAND split into VARIOUS SECTIONS for ease of use, the property is subject to an AGRICULTURAL OCCUPANCY RESTRICTION, but for any eligible buyer, whether you are looking to create an INCOME through farming, or CREATE A HOBBY, there are many options. The main farmhouse offers TWO RECEPTION ROOMS, kitchen, boot room, W.C and UTILITY ROOM. Upstairs FOUR BEDROOMS and the family bathroom lead off the landing - all serviceable and ready to use, but with potential to further develop - subject to planning.

#### SETTING THE SCENE

The property sits on a long private driveway which passes the paddock and front meadow, where a sweeping shingle driveway and turning area can be found. The main farm buildings sit further down the track, creating a separation from the main residence. Surrounded by lawned gardens, there is clear potential to extend or include a garage/cart lodge - subject to planning.

#### THE GRAND TOUR

Stepping inside the main farmhouse, a double glazed entrance door takes you straight into the hall entrance with wood flooring underfoot. Doors lead off to the main reception space and a further

inner hallway. To your left, a formal dining room can be found with views across the adjacent fields through a double glazed window to front and sliding patio doors, with wood flooring underfoot and double doors taking you into the adjacent kitchen. With an L-shape arrangement of wall and base level units, this dual aspect room offers space for general white goods including an electric cooker, along with room for a dining table. A door takes you back into the hall entrance and also into the rear boot room. The boot room offers a rear access door and built-in storage cupboard with a door to a useful W.C which is perfect for accessing quickly from the garden. The utility room offers further storage units, floor standing oil fire central heating boiler, built-in storage cupboard and space for laundry appliances. A door from the utility takes you into the inner hallway where the bespoke oak staircase lead to the first floor landing and a door takes you into the formal sitting room. The sitting room offers a marble feature fireplace, French doors to the side and a window to front - flooding the room with natural light, whilst being finished with wood flooring underfoot. Heading upstairs, the landing offers a light and bright feel with two windows facing to front and overlooking the fields. with doors leading off to the four bedrooms. The first bedroom to your right offers a dual aspect room with panoramic field views and fitted carpet underfoot, with the adjacent bedroom offering a window to rear and the two end double bedrooms, one offering rear views and a built-in wardrobe and one offering a further dual aspect across the driveway and frontage. The family bathroom offers a spacious room with a three piece suite with huge potential to update the current suite which is currently finished with tiled walls.

#### THE GREAT OUTDOORS

The main farmyard includes a range of outbuildings which include stable boxes and tack room, along with the main workshop - fitted with power and lighting. The large steel framed agricultural structure is ideal for cattle or machinery, with a further steel framed hay barn.

The land extends to some 32.9 acre subject to a measured survey. Within the land you will find an orchard, vegetable garden and natural pond.

The fields are divided and named as follows with approximate measurements. The rest of the land includes the outbuildings,



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driveway and farmhouse.

- Paddock - 1.38 acres
- Front Meadow - 1.8 acres
- Leggets - 7.09 acres
- 9 Acre - 8.77 acres
- 2 ½ Acre - 2.69 acres
- Top of Seven - 2.67 acres
- Road Field - 3 acres
- Back - 2.05 acres

The outbuildings extend to some 5500 sq. ft and include the following.

- Workshop (36' x 29'11)
- Hay Barn (45' x 34'7)
- Open Barn (71'3 x 30'3)
  
- Stable Block (5x smaller boxes approx. 12' x 8' each and a larger central box of 24'2 x 12'7)

#### OUT & ABOUT

The property is located in Brooke which is a highly sought after village situated approximately eight miles South of Norwich. Within walking distance excellent local facilities including a regular bus service, primary school, farm shop, garage, popular walks and village hall can be found. The nearby village of Poringland is a short car or cycle journey away, offering a further extended range of amenities.

#### FIND US

Postcode : NR15 1ET

What3Words : ///ships.kebabs.testy

#### VIRTUAL TOUR

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

#### AGENTS NOTE

The property is subject to an agricultural occupancy restriction. The main property has suffered with subsidence in 1996 and had further remedial works in 2013, whilst remaining fully insured. A private septic tank offers drainage for the property. The former farmhouse is now derelict and must not be entered due to the current structure being unsafe.

**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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**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 headroom (below 1.5m/4.9ft)

(1) Excluding balconies and terraces

Approximate total area<sup>1</sup>

1732.04 ft<sup>2</sup>  
160.91 m<sup>2</sup>

Reduced headroom

40.62 ft<sup>2</sup>  
3.77 m<sup>2</sup>

