



THE STORY OF

Brickfield Farm

Stibbard, Norfolk

SOWERBYS



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Stibbard, Norfolk
NR21 0EE

Immaculately Presented

Seamless Blend of Period Charm
and Contemporary Design

Modernised Kitchen and Utility Room

Two Reception Rooms

Principal Bedroom En-Suite Shower Room

Three Further Bedrooms

Four Piece Luxury Bathroom

Range of Useful Outbuildings
Including a Single-Storey Barn

Triple Bay Garage

Ample Parking to Driveway

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Just a short drive from the market town of Fakenham, nestles Brickfield Farm, a home that has been beautifully renovated, combining period and contemporary design perfectly.

Our vendors have lovingly restored the property, its outbuildings and the grounds. They have also added a triple bay garage and landscaped the gardens.

The kitchen is a sociable space where standing at the sink you are overlooking the pretty courtyard. The utility room is such a bonus as a laundry room and extra storage. The reception rooms shout sociability, where the chilly nights are spent beside the woodburning stove and entertaining is made possible by the generous size dining room.

Upstairs, the principal bedroom is complemented by the immaculate ensuite shower room and the other three bedrooms are served by the four piece bathroom, including its freestanding bath. For those looking to work remotely, the fourth bedroom can be used as a study.



You cannot fail to note the character that has been retained and enhanced.





You cannot fail to note the character that has been retained and enhanced, the pamment tiled and boarded floors, the picture rails, the fireplaces, all beautifully restored to ensure a high spec finish alongside the modernised feel of the whole house.

You might expect the outside is stunning likewise, entering via the wrought iron gates to the drive, where the parking of boats, caravans or a motorhome can be facilitated, and cars can be parked behind one of the three garage doors. The outbuildings provide more storage and the woodstore is attached to the delightful single storey barn, where the artistic buyers could practise their skills, under the charming vaulted ceiling, not to mention the parties that beckon.

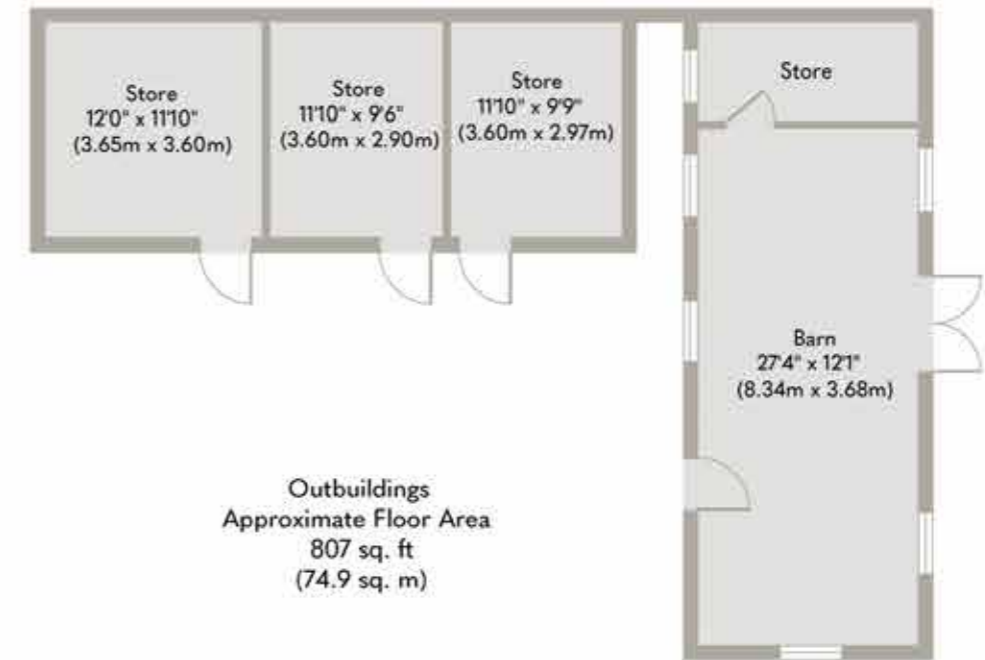
The grounds are mainly laid to lawn and wrap themselves to both front and side aspects. Whilst the pretty courtyard suggests al-fresco dining and allows families and friends to enjoy the outside as well as the inside living.

Brickfield Farm seeks a new custodian to enjoy the property and all that it has to offer.

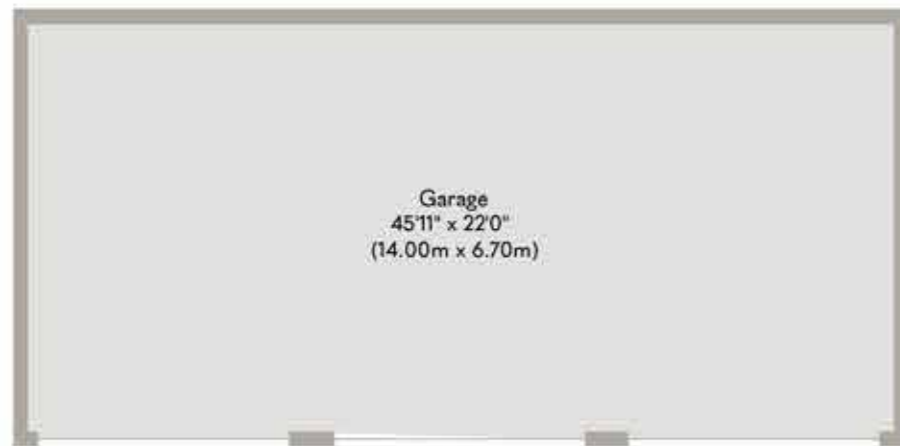




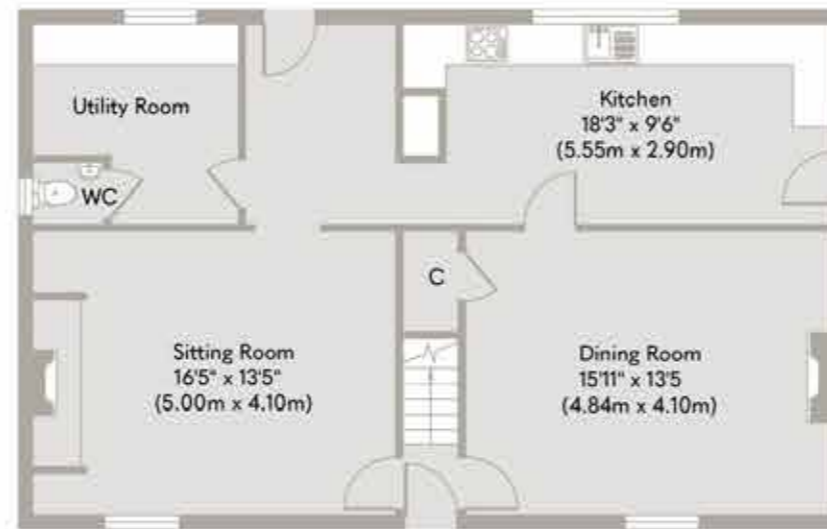
First Floor
Approximate Floor Area
829 sq. ft
(77.0 sq. m)



Outbuildings
Approximate Floor Area
807 sq. ft
(74.9 sq. m)



Garage
Approximate Floor Area
1,011 sq. ft
(93.9 sq. m)



Ground Floor
Approximate Floor Area
819 sq. ft
(76.1 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Stibbard

A LOVELY VILLAGE WITH EASY ACCESS TO USEFUL AMENITIES



A popular rural village, Stibbard is situated on the Norwich side of Fakenham.

The village has a primary school, church and a pub, The Ordnance Arms. Further amenities can be found in the surrounding villages.

Stibbard is within easy reach of the historic market town of Fakenham which is often called the Gateway to the north Norfolk coast as it's well positioned for the coast and other local attractions such as Pensthorpe Waterfowl Park and Fakenham Racecourse.

Also within easy reach of Fakenham are Holkham Hall, Sandringham and the Thursford Collection of steam engines and funfair rides with its wonderful Christmas Spectacular Show - the largest of its kind in England. There are plenty of places to eat in the town including pubs, cafes and restaurants, as well as a four screen cinema and the Gallows Sports Centre with golf, squash, tennis, archery, rifle shooting and bowls.

Rail access is via King's Lynn (20 miles) or Norwich (25 miles). Norwich International Airport is rapidly becoming a major feeder airport for worldwide travel via Schiphol.



Note from Sowerbys



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SERVICES CONNECTED

Mains water and electricity. Oil fired central heating. Drainage via septic tank.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref: 3307-7425-4320-0944-4222

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///instead.pokers.expecting

AGENT'S NOTE

Solar panels are subject to a separate agreement outside the main property sale.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

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for the homeless

 mind
Norfolk and
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 Cancer
Charity
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