



Holly House
The Street | Lamas | Norfolk | NR10 5AF

EQUESTRIAN PURSUITS



“In a desirable Norfolk village, close to Norwich, the Broads, the coast and pretty market towns, this house has so much to offer.

A period home that’s been significantly extended and improved, it sits within 2.8 acres of gardens and grounds, with enormous flexibility.

Currently an equestrian property, it would be perfect for anyone wanting to embrace country living, fresh air and freedom!”



KEY FEATURES

- A Beautiful Period Property, set up for Equestrian Use in the Village of Lamas
- Six Bedrooms; Four Bath/Shower Rooms
- Kitchen/Breakfast Room with Separate Utility and Ground Floor WC
- Two Reception Rooms, Snug and a Cellar
- The Grounds extend to 2.8 acres (stms) and include Three Paddocks, Several Outbuildings including a Large Barn plus Two Stables, Tack and Store Room
- The Accommodation extends to 2,649sq.ft
- Energy Rating: TBA

If you've always hankered after the good life, or you want to raise your family in the great outdoors with a pony or two, this property will hit the spot! Private and secure, you can live the life you choose here, with plenty of outside space to meet your needs. The village location is peaceful yet close to amenities and you're only 15 minutes from Norwich and a few miles from the Broads.

Moving With The Times

The original part of the cottage dates back over 200 years and the new owners will receive the deeds and history of the home going back centuries. Originally there were five smaller cottages in the garden too - today there's a private garden and then a series of paddocks and fields with stabling and a barn. The owners bought the house well over 20 years ago because they knew and loved the village and wanted a place with land for their horses. This fit the bill and has been a wonderful happy home ever since. As their family grew, so they have grown the cottage with them, doubling it to meet their needs and, more recently, fitting a new kitchen.





KEY FEATURES

Meeting Every Need

Over their years here, the house has been the setting for many family gatherings, including birthday and Christmas celebrations. With four children, plus grandchildren, the owners love having the room to host a crowd in comfort. The kitchen, with seating at the island plus a separate dining area and doors to the garden, is a fabulous sociable space. When you're cooking, you're still connected to the conversation, and it works really well. The main sitting room is also a good size and you have a formal dining room, cosy snug and a spacious utility so you can keep your muddy boots (and paws!) contained. Upstairs there are six bedrooms in total, two of which are en-suite and a third having its own shower, so you can see how well it works for a large family or even for a smaller family with regular overnight or weekend guests. There's room for everyone to have their own space here, but also the size allows for get togethers, so it's very fluid and flexible.

A Breath Of Fresh Air

Outside, there are several outbuildings and 2.8 acres of land. You have to go past the house to get to the land, which makes it very secure. The owners have horses, goats, chickens and ducks and have found it a magical place for children. Little ones can learn about animals, build dens, grow their own food, have a tree swing, play football on the back field, take the dogs for a run around – this is a place full of wonder and adventure! There are sunny and shady areas and a private west facing garden. If you don't fancy keeping animals and you don't ride, you could turn the land back into a wildflower meadow and attract abundant bees, birds and butterflies each year. There really are so many options here. When you need to get out and about, you'll find you're very well connected, with Aylsham, Cromer, North Walsham, Coltishall, Norwich and more within easy reach. From paddleboarding and pizza on the Broads to a day at the beach with fish and chips, it's all on the doorstep here.

































INFORMATION



On The Doorstep

The village of Lamas falls within the civil parish of Buxton with Lamas and Buxton has a small range of amenities including a school, post office, shop and two public houses. Nearby are the two market towns of Aylsham and North Walsham both of which have a larger range of amenities including high schools, high street shops and supermarkets as well as surgeries and banks.

How Far Is It To?

Lamas is situated approximately 8 miles north east of Norwich within easy reach of the international airport and the main line train station with links to London Liverpool Street. The city offers all that you would expect of a county capital with a wide range of cultural and leisure facilities and a variety of good schools both in the public and private sectors. From the A11 Newmarket Road, Cambridge lies approximately 60 miles to the south-west and Newmarket 47 miles. Wroxham is less than 6 miles away and from there you can explore the wealth of The Norfolk Broads.

Directions

Leave Norwich on the A140 Cromer Road in the direction of Aylsham and Cromer. Turn right onto Waterloo Road, at the end of the road turn left onto Norwich Road to Buxton. In Buxton turn right into Crown Road, at the end of the road turn right onto Aylsham Road, bear left at Buxton Church on to Mill Street, follow the road round to Lamas, the house can be found gable end onto the road, on the right hand side.

Services, District Council and Tenure

Oil Central Heating, Mains Water and Mains Drainage

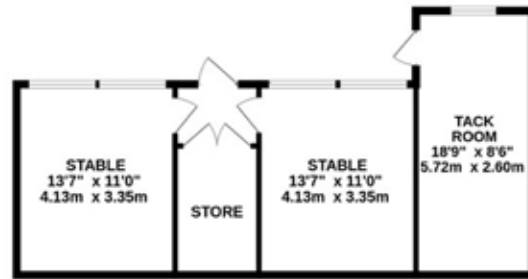
Broadband Available - vendor uses BT

Mobile Phone Reception - varies depending on network provider

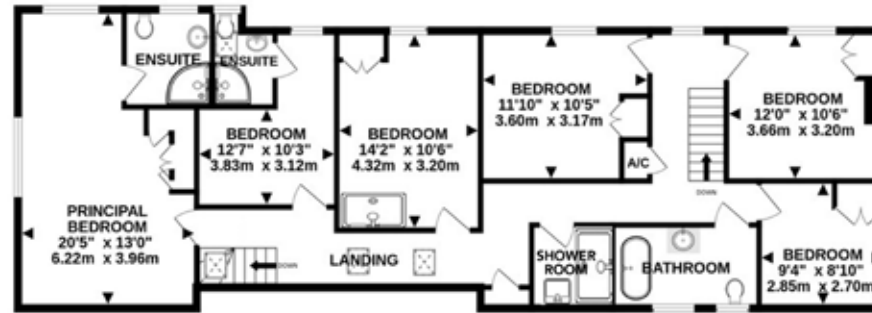
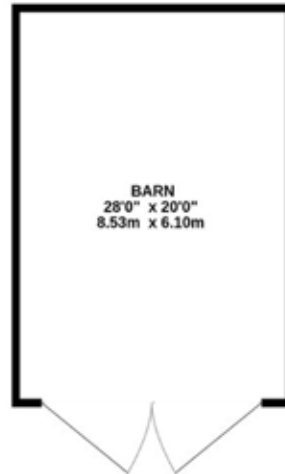
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability

Broadland District Council - Council Tax Bands F

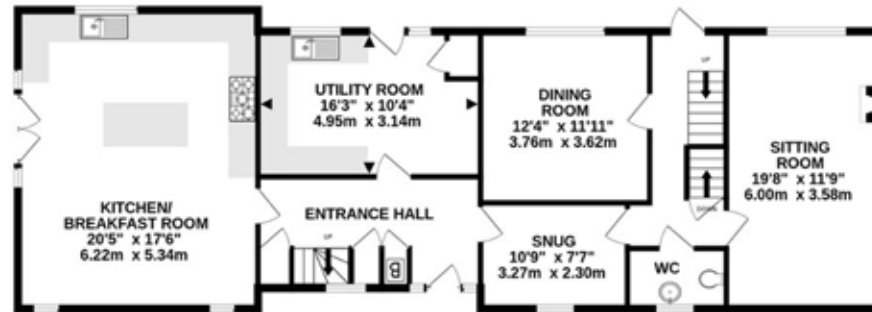
Freehold



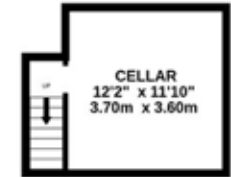
OUTBUILDINGS
1114 sq.ft. (103.5 sq.m.) approx.



1ST FLOOR
1239 sq.ft. (115.1 sq.m.) approx.



GROUND FLOOR
1247 sq.ft. (115.9 sq.m.) approx.



CELLAR
163 sq.ft. (15.1 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING OUTBUILDINGS) : 2649 sq.ft. (246.1 sq.m.) approx.
TOTAL FLOOR AREA : 3763 sq.ft. (349.6 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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This property requires an Energy Performance Certificate, which is in the process of being done



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Fine & Country Norwich
12-14 Queen Street, Norwich, Norfolk, NR2 4SQ
01603 221888 | norwich@fineandcountry.com

