



Bloodhills Farm Bloodhills, East Somerton - NR29 4DU

## Bloodhills Farm Bloodhills

East Somerton, Great Yarmouth

Standing proudly on an ELEVATED PLOT measuring some 0.24 ACRES (stms), this DETACHED RURAL HOME offers a wealth of space both externally and internally, reaching a little over 2050 Sq. ft in total (stms). The versatile ground floor boasts TWO RECEPTION ROOMS including a stunning 27' DUAL ASPECT sitting/dining room with a WOOD BURNER, open kitchen/breakfast room, separate FAMILY ROOM leading to a conservatory - all making the most of the ROLLING FIELD VIEWS beyond. A handy UTILITY ROOM can also be found on the ground floor adjacent to the SHOWER ROOM. A widened landing grants access to THREE DOUBLE BEDROOMS and a generously sized FOUR PIECE BATHROOM suite, all served by ample OFF ROAD PARKING to the front with potential to extend on the grounds if desired (stp).

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



- Detached Rural Home
- Approx. 0.24 Acre Plot (stms)
- Elevated Plot with Field Views
- Two Reception Rooms
- 27' Sitting/Dining Room with Wood Burner
- Three Generous Double Bedrooms
- Wrap Around Private Gardens
- Ample Off Road Parking

Somerton is an attractive village situated at the very end of the Norfolk Broads network, and Somerton staithe, which is pictured on this brochure, is the end of navigation for boats. West Somerton offers the best of both worlds, with the Norfolk coast a stone's throw away, the nearest beach in the neighbouring village of Winterton-on-Sea. The nearby well served village of Martham offers an extensive range of amenities including shops, schools, leisure and boating facilities.

#### SETTING THE SCENE

As the road opens beyond neighbouring properties a large shingle space can be found for multiple vehicular parking in front of the large privacy giving hedges to the front with swinging timber fence allowing access to the gardens and smaller gate to the right leading to the front door.



## THE GRAND TOUR

As you enter you are first met with an attractive porch style entrance with tiled flooring underfoot leaving enough space for coat and shoe storage. To your left is access to the utility area complete with additional wall and base mounted storage, housing the pressurized water heating system and oil boiler with plumbing for a washing machine and dishwasher. Sitting adjacent to this space is the ground floor shower room again with tiled flooring underfoot and a part tiled surround, this room offers a corner shower unit with radiator below the frosted glass window towards the front of the home. Tucked just beyond this room is the original sitting room prior to the property being extended, currently used as a secondary living space with solid wood flooring laid underfoot with an attractive decorative tiled fireplace. This dual aspect space makes the most of the far reaching field views to the rear with a separate access door leading towards the rest of the property whilst opposite this is the second access door for the uPVC double glazed conservatory with tiled flooring underfoot and multiple power sockets. This space creates the ideal spot to enjoy the setting sunshine over the farmed fields beyond with French doors into the front garden. A newly fitted kitchen sits towards the centre of the home with a range of wall and base mounted storage set around wood effect work surfaces, an integrated oven and hob with extraction above, opening nicely into the dining/breakfast area with timber framed double glazed windows into the rear garden and access door leading towards the stairs. This space again opens up through an archway to the spacious dual aspect sitting room with solid oak flooring laid underfoot, whilst granting a generous opportunity for a choice of soft furnishings allowing room for a lounge suite sitting in front of the cast iron wood burner with room for a formal dining table towards the front of the home and French doors leading onto the rear patio. A larger than average landing sits at the top of the stairs on the first floor with vaulted ceilings and Velux window allowing the space to become well lit.

The first of the three double bedrooms can be found to your left benefitting from a dual aspect, fitted carpet and has the addition of over the stair storage cupboard built in with a decorative fireplace set within the external wall with a great floor space able to accommodate a large bed and additional storage solutions. A further two generously sized double bedrooms can be found towards the end of the hallway, both with carpeted flooring underfoot and slightly sloped vaulted ceilings. The smaller one occupies a front facing aspect with radiator below the windows allowing more than enough floor space for a large double bed and additional storage solutions whilst the master bedroom utilizes the gorgeous field views beyond. Sitting in the centre of the hallway is a generously sized four piece family bathroom suite with a part tiled surround and corner shower unit. This room also benefits from the adjoining over the stair storage cupboard, with a wall mounted radiator sitting next to the window.

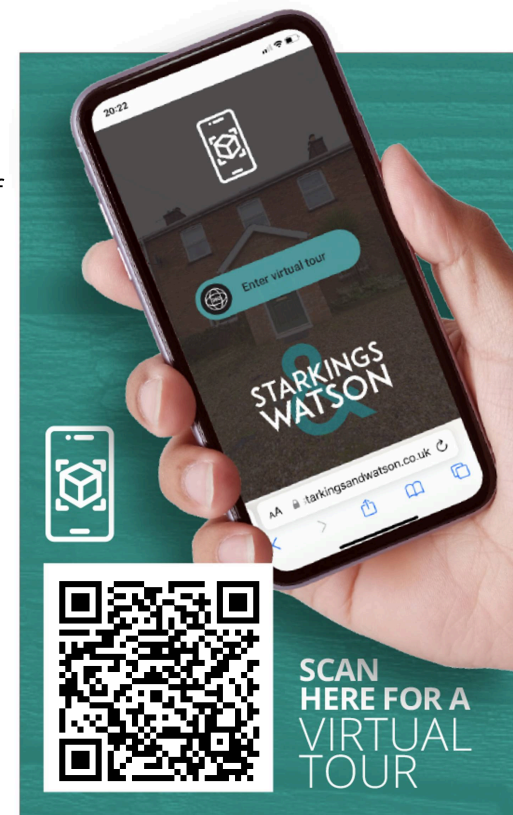
## FIND US

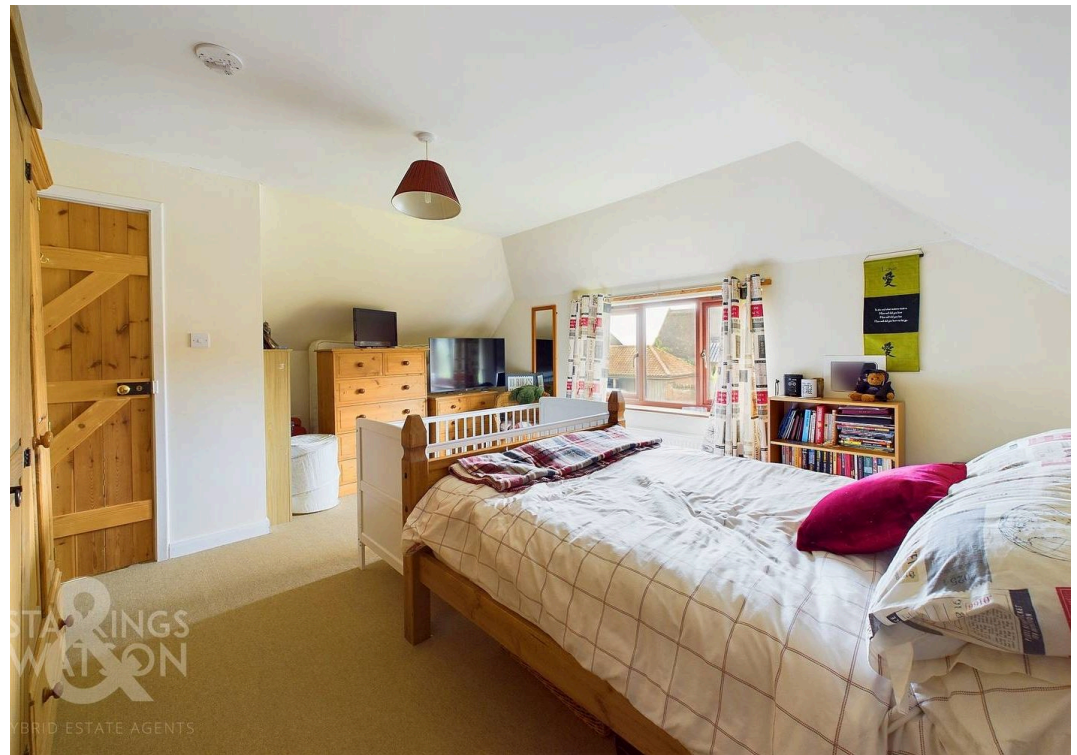
Postcode : NR29 4DU

What3Words : ///deodorant.workshop.truffles

## VIRTUAL TOUR

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



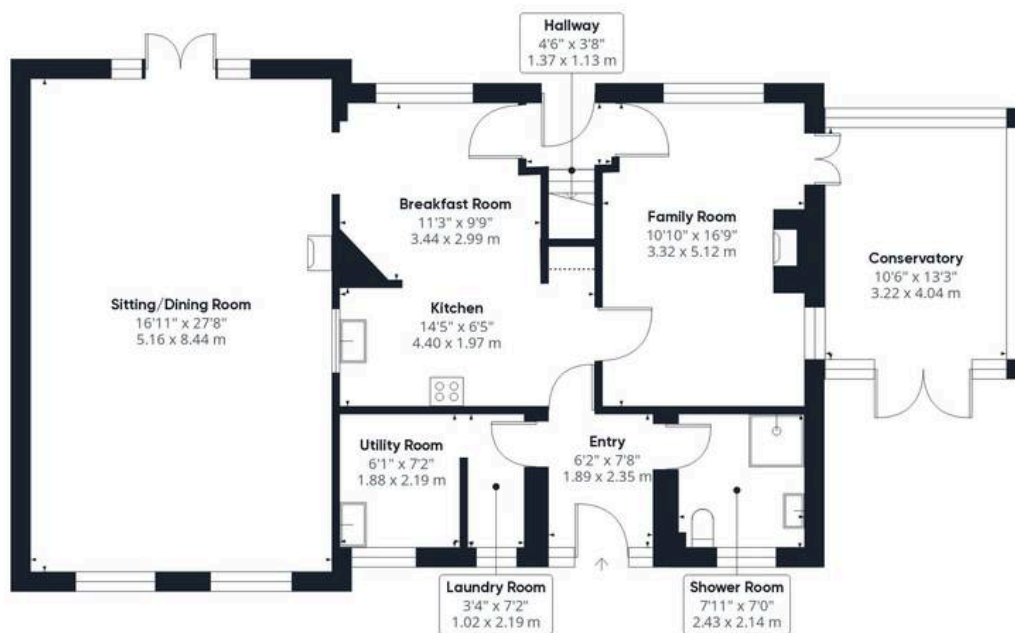




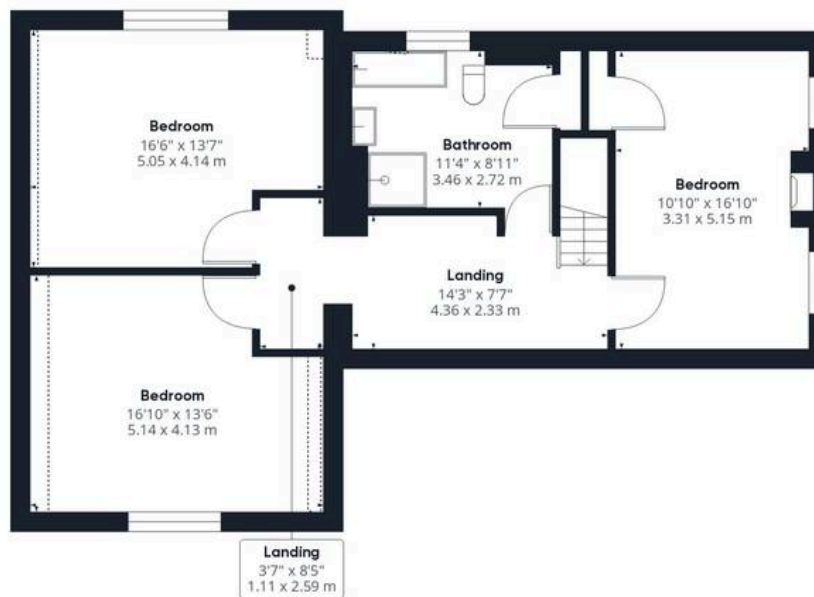
## THE GREAT OUTDOORS

Low level timber fencing surrounds the property, keeping it fully enclosed on all sides and to the rear, with tall, mature hedges and trees bordering the property opening at the very rear to encapsulate the elevated plot and distant views of neighbouring villages and out to the beach and sea. The garden is predominantly laid to lawn, with a small flagstone patio seating area coming through from the sitting room allowing more than enough space for a potential extension if desired (stp).





**Ground Floor**



**Floor 1**

**Approximate total area<sup>(1)</sup>**

2051.49 ft<sup>2</sup>  
190.59 m<sup>2</sup>

**Reduced headroom**

36.7 ft<sup>2</sup>  
3.41 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE 360**



## Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336116 • [centralisedhub@starkingsandwatson.co.uk](mailto:centralisedhub@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk/](http://starkingsandwatson.co.uk/)

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.