



THE STORY OF

Brookview

Ivy Todd, Norfolk

SOWERBYS

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Brookview

Ivy Todd Road, Ivy Todd,
Necton, PE37 8JB

A Detached Four Bedroom Home with a Wealth
of History Hidden within the Walls

Full of Character and Charm

Recently Refurbished

Air Source Heating and Solar Panels

Large Garden Stretching to Just Over Half an Acre (STMS)

Quiet, Rural Village Location

Garage and Off Road Parking

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“A home which gives you a hug.”

Brookview was formally known as ‘The Carpenter’s Arms’ in the 1880s. It was situated on what was at one stage the main route for drovers bringing their livestock up from Norwich to sell at Swaffham and King’s Lynn markets. The drovers would stop in for an ‘Ale and a Mardle’ and rest their livestock in the paddock next door, which is still attached to the property.

The property was originally two cottages, the left was where the publican lived and the right was the ale house. The property was then changed to residential in 1953 with a clause that states no alcohol can be sold on the premise, however this does not say one cannot enjoy a tipple at the end of a busy day whilst reminiscing over the stories of the past.

The property, which has come along way since it was known as The Carpenter’s Arms, has been recently refurbished throughout. With the environmental impact we have on this planet firmly at the front of the vision, everything has been done to lessen this. Solar panels have been fitted, which feeds into a battery storage for the house and any excess feeds back into the grid, new windows provide extra insulation, and a very energy efficient air source heat pump heats the home.

Brookview has everything you would expect in a modern home, whilst set in the bones of an old period cottage.

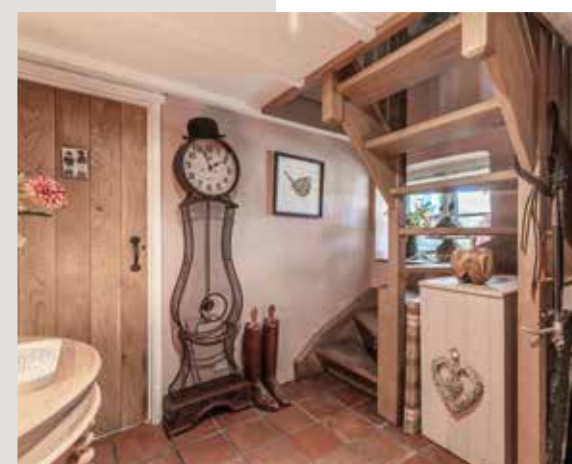


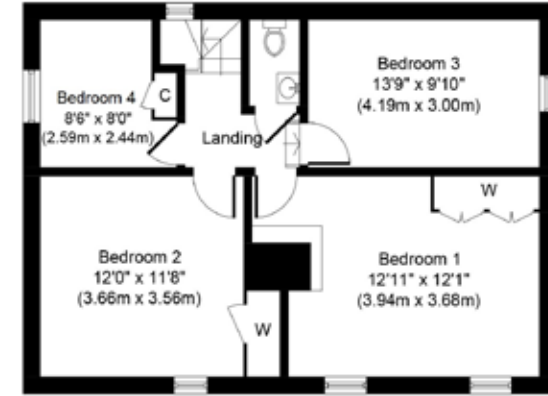
The ground floor consists of two well-proportioned reception rooms, both filled with an abundance of character. With wonderful exposed beams, gorgeous wooden flooring, and stunning brick built fireplaces with inset wood-burners, it's a cosy space to relax by the crackling fire.

“It’s cosy, warm and full of character...”

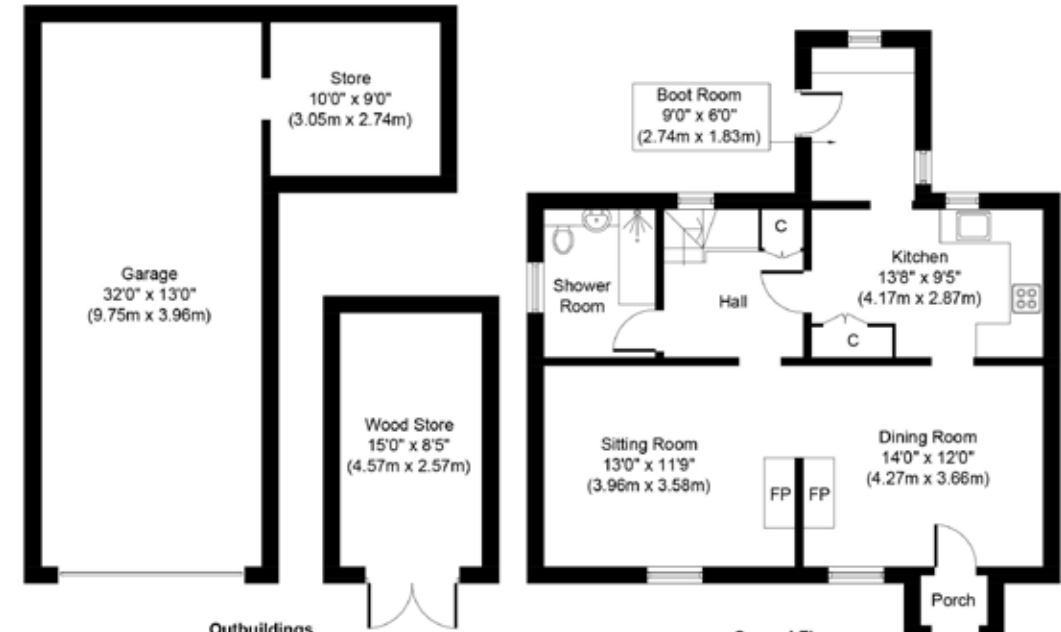
To the rear of the building is a newly fitted kitchen with quartz worktops and plenty of storage, and off the kitchen is a boot room, leading out to the rear garden.

A charming turning staircase carries you to the four bedrooms, all with lovely period features and served by a separate WC on the first floor, whilst the shower room is on the ground floor.





First Floor
Approximate Floor Area
617 Sq. ft.
(57.3 Sq. m.)



Outbuildings
Approximate Floor Area
634 Sq. ft.
(58.9 Sq. m.)
(Not Shown In Actual
Location / Orientation)

Ground Floor
Approximate Floor Area
688 Sq. ft.
(63.9 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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Outside there is a large garden stretching to just over half an acre (STMS), which has been cleverly divided with a more formal garden directly behind the house, and to the left the garden is more a paddock, with space enough for geese and chickens. It wouldn't take much to remove the fencing and combine the gardens into one. This could be a hidden gem, with the potential to for planning here.

“We've loved the whole space here, but the garden is simply wonderful.”

Stepping directly out of Brookview is one of the newest additions to cottage, an outdoor garden canopy complete with power. The current owners use this space all year round.



ALL THE REASONS



Necton

IN NORFOLK
IS THE PLACE TO CALL HOME

Sat between Swaffham and Dereham, just off the A47 main route between King's Lynn and Norwich, Necton offers the best of both

traditional, rural living in the heart of the Brecklands along with easy access to every point of the county compass. A commuter's idyllic hideaway definitely, but with Thetford Forest just 30 minutes away, there's plenty of adventuring to be had for those who love to explore the great outdoors – load up the bikes to enjoy the cool of the forest trails on a hot summer's day, challenge yourselves on the high wires at Go Ape, or simply unpack a picnic under the towering trees and reconnect with nature.

Historically, Necton appears in the Domesday Book as Nechetuna, meaning 'town or settlement by a neck of land' as it sits at the

foot of a ridge, and Grade I listed All Saints' church has a vast hammer beam and arch braced roof with carved angels which is a fabulous place to sit and contemplate – the Countess of Warwick is said to be buried in the churchyard.

Follow Tuns Road a little further and turn into Mill Street which once was a centre of industry when a five-storey windmill ground flour from crops grown in surrounding farmland. By 1970, the once towering building had been converted into a single-storey residence with a flat roof and this has been a shop through the decades. Enjoy a glass and a home cooked meal at the local pub, the appropriately named The Windmill Inn. Looking to the future, just outside Necton a new sub-station will harness energy from off-shore wind farms on the east coast, once again putting this thriving village community on the map.



Note from the Vendor



Snettisham Beach

“There are lots of places to enjoy nearby. From dog walks in the woods to strolls along the north Norfolk coast.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Drainage via Klargestar septic tank. Solar panels with back up battery. Heating via air source heat pump.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 5137-1622-1200-0072-3202

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: ///series.rummage.rarely

AGENT'S NOTES

There is a clause in place which states that alcohol cannot be sold on the premises.

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SOWERBYS



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