



Dairy Farm  
The Street | Ridlington | Norfolk | NR28 9NS

 FINE & COUNTRY

# PRETTY AS A PICTURE



“This attractive farmhouse has eye-catching good looks and heaps of character and charm, yet it’s also been beautifully modernised to create a stylish contemporary home. Sitting in an idyllic position, close to the beach and the Broads, open countryside on the doorstep, it’s clear this is a home with enormous appeal.”



# KEY FEATURES

- An Attractive Grade II Listed, Part Thatched Former Farmhouse situated in the Village of Ridlington
- Three Bedrooms and Two Bath/Shower Rooms
- Kitchen with Separate Utility Room and Ground Floor WC
- Two Characterful Reception Rooms with Fireplaces and Beams
- Entrance Porch/Wood Store
- Rear Entertaining Terrace with Room for a Hot Tub leading to a Raised Lawn
- Driveway proving Plenty of Parking
- The Accommodation extends to 1,545sq.ft
- No EPC Required

Period properties are always in demand, but often need a lot of maintenance. Here the hard work has already been done for you. The former farmhouse beautifully balances the character and the contemporary, creating a home that's warm and welcoming and works perfectly for today's lifestyles, offering spaces for work, entertaining, leisure and family life.

## A Home With History

The property dates back to the early 18th century and has been altered and extended over the years. The handsome frontage has lots of appeal but there's so much more to the home. Full of character, it's well-proportioned and beautifully bright – the owner describes it as a home that feels settled and special with a strong sense of history. It's fascinating to imagine all the people who have lived here throughout the centuries, and all the tales the house could tell. Now you could write the next chapter of your story and make your home in this glorious setting.

## A Home For All Seasons

The owner has carried out renovations and improvements, working carefully and sympathetically to retain the character and original features and allow them to shine. The house has an easy, comfortable flow – each room is well connected but still has its own identity. Different parts come into their own throughout the seasons, and the light changes throughout the day in the loveliest way. In winter the house feels cosy, candles lit and a roaring fire, while in summer, the thick walls keep it refreshingly cool. The two main reception rooms are a joy, with the dining room part open to the kitchen, offering a good connection and sociable space. Whether it's a quiet morning coffee in the kitchen or an evening with friends around the table, you're assured of a warm welcome here.





# KEY FEATURES

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With two back entrances into the utility, you have practical space with storage and room for muddy dogs, coats and boots – space to dry off before entering the rest of the house! Upstairs, all three bedrooms are a good size and offer lovely views. One bedroom is currently a dressing room but could be easily reinstated – and if you don't need to use it as the third bedroom, this offers a huge amount of useful storage. A place for everything!

## Calm And Connection

The outside space here is a real joy. When the owner came here, it was already a lovely, mature garden and she has nurtured it, finding it easily manageable and beautiful. Whether you're pottering and planting, sitting out with a book, or entertaining friends on a summer's evening, spending time here is a delight. The garden is private, sheltered and peaceful but when you're home here you don't feel isolated as you're part of a small, friendly community. You're close enough to the beach that you can walk your dogs there every morning, but nicely tucked away so you don't get the summer tourist influx. There are several charming and well-served towns and villages just a short drive from the property, so you can easily find everything you need.















LOUIS VUITTON

LOUIS VUITTON











# INFORMATION

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## On The Doorstep

Located on the Norfolk coast, Ridlington is just 5 miles from North Walsham, a popular market town with direct rail connections to Norwich, a Sainsbury's and a variety of shops and facilities. The village of Sea Palling is only 8 miles away and boasts a beautiful blue flag sandy beach where seals are often spotted close to the shore. There are also unique areas of unspoilt natural beauty, ideal for walking, cycling, bird watching and fishing and of course the famous East Ruston gardens. The market town of Acle is approximately 16 miles to the south with schools, shops, pubs, restaurants, a medical centre, post office, library and a weekly market.

## How Far Is It To?

From Ridlington you have easy access to Wroxham around 12 miles away, which boasts the Roys of Wroxham department store, individual boutiques, a range of eateries, banks and tourist attractions. The cathedral city of Norwich, which is approximately 20 miles to the south west has a large array of cultural and leisure facilities, including Chantry Place and Castle Quarter shopping centres, bars, restaurants, theatres and cinemas as well as the University of East Anglia. Norwich has a main line station to London Liverpool Street and an international airport to the north side of the city. Cromer is approximately 14 miles away and often hailed as one of Norfolk's most attractive seaside resorts. It is renowned for crab fishing and whilst maintaining its Victorian charm, the town is an important residential, administrative and service centre for the growing population of North Norfolk.

## Directions

Leave Norwich on the Wroxham Road/A1151 passing through the villages of Wroxham, Hoveton and Beeston St Lawrence. Continue onto Norwich Road/A149 signposted to Great Yarmouth/Stalham. Turn left onto Stepping Stone Lane/B1159 and continue to follow this road. Turn left onto North Walsham Road and continue onto Happisburgh Road. Turn left onto The Street and the property will be found on the left hand side.

## Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage

Broadband Available

Mobile Phone Reception - varies depending on network provider

Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) - for Broadband/Mobile availability

North Norfolk District Council - Council Tax Band F

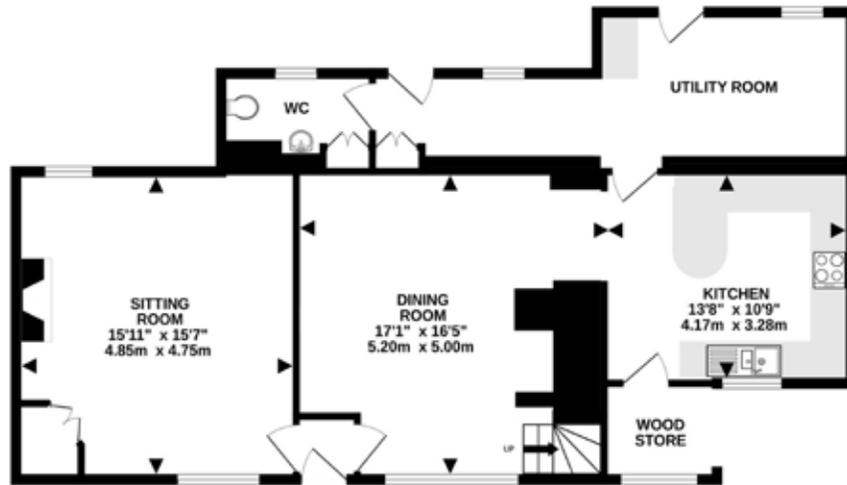
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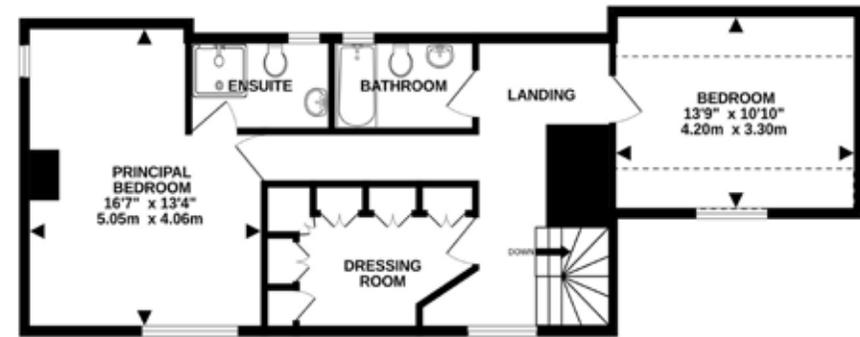
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**GROUND FLOOR**  
901 sq.ft. (83.7 sq.m.) approx.



**1ST FLOOR**  
643 sq.ft. (59.8 sq.m.) approx.

**TOTAL FLOOR AREA : 1545 sq.ft. (143.5 sq.m.) approx.**

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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