



# Lime Kiln Farm

Thurgarton, Norfolk

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 



## A charming brick and flint farmhouse set within private gardens and grounds in a sought-after north Norfolk location

Lime Kiln Farm is a charming three bedrooms farmhouse of red brick and flint construction with a tile roof, set over two floors.



**1 RECEPTION ROOM**



**3 BEDROOMS**



**1 BATHROOM**



**OUTSIDE**



**12.12 ACRES**



**FREEHOLD**



**RURAL**



**4,797 SQ FT**



**£825,000**



### The property

The property is light and airy and offers well-proportioned family-sized accommodation, with generous reception rooms, all of which have delightful views over the private gardens and grounds.

### Outside

The property is accessed via a private driveway with off street parking for several vehicles and has good garaging space. To the front of the property is a substantial barn offering a unique opportunity for conversion into further ancillary residential space (subject to the necessary planning permission being achieved). To the side and rear of the house are spacious gardens and paddock areas.

### Location

Lime Kiln Farm is situated in one of the prettiest and most unspoilt areas of North Norfolk yet within easy reach of the Georgian market towns of Aylsham (6 miles) and Holt (9 miles) which provide excellent shopping, schooling and leisure facilities.

The house is a short drive from the quintessential English village of Aldborough, famous for its large village green where cricket and football are regularly played. The village provides local amenities which include a Doctor's surgery, village shop, post office, primary school and public house. There are good schools in both private and state sectors including Aldborough primary, Aylsham High, Norwich school (at the Cathedral), Norwich High school for Girls, Greshams, Holt and Beeston Hall, West Runton.

The North Norfolk Coast, much of which is classified as being an Area of Outstanding Natural Beauty is approximately 6 miles to the North and offers numerous recreational pursuits including walking, watersports, bird sanctuaries and sandy beaches.

The City of Norwich is approximately 20 miles to the south with its comprehensive shopping, business and leisure facilities. The region is accessible by road and rail with the A11/M11 to London and main line rail connection from Norwich to London Liverpool Street taking approximately 100 minutes.







Norwich Airport offers both domestic and international flights. Gunton (5 miles) has the closest railway station which is on the Sheringham to Norwich bittern line.

### Directions

Leave Norwich heading north for about 15 miles on the A140 Cromer road. Pass turnings for Aylsham then take a left turning off the A140 signposted byway to Aldborough (about 1 mile from Alby crafts and garage). Follow this road for about 1.85 miles passing Thwaite Church and crossing a bridge, then turning right onto Thwaite Road which leads into Aldborough village. Continue through Alborough, passing the village Green and out onto the Street. Take the first left hand turn and the entrance to the property can be found on the left hand side immediately after the second sugar beat pad.

/// **What3words:** pots.stated.eruptions

### Agents Note

The property is subject to an Agricultural Tie. For more information on this, please speak with the selling agent.

### General

**Services:** Oil fired central heating. Private drainage and water (borehole). Mains electricity.

**Local Authority:** North Norfolk District Council (Council Tax Band E)

**Fixtures and Fittings:** Unless specifically mentioned in these particulars, all fixtures and fittings are excluded from the sale of the freehold interest. Some items such as carpets, curtains, light fittings etc, may be available by separate negotiation if required.

### Rights of Way, wayleaves and easements:

The property will be sold subject to all rights and private rights of way. Water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights whether mentioned in these particulars or not.

**Viewing:** Strictly by appointment through Strutt & Parker.



### Distances

- Aylsham 6 miles
- Cromer 6 miles
- Holt 9 miles
- Norwich 20 miles

### Nearby Stations

- Gunton

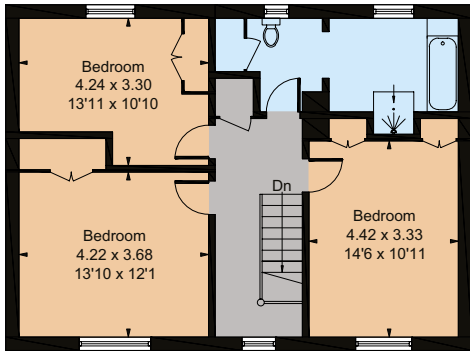
### Key Locations

- North Norfolk coast
- Felbrigg Hall
- Blickling Hall
- Gunton Railway Station

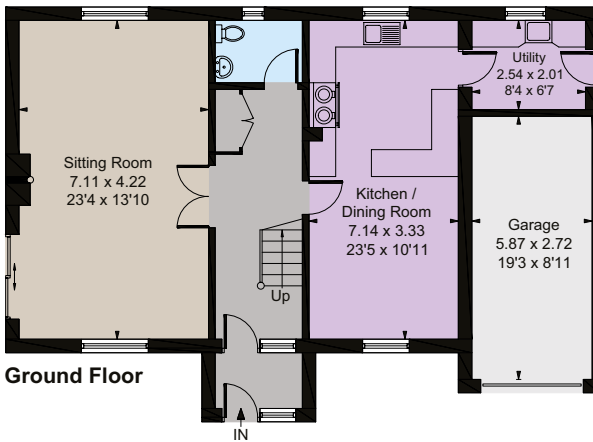
### Nearby Schools

- Aldborough primary
- Aylsham High
- Norwich School (at the Cathedral)
- Norwich High School for Girls
- Greshams
- Holt
- Beeston Hall
- West Runton

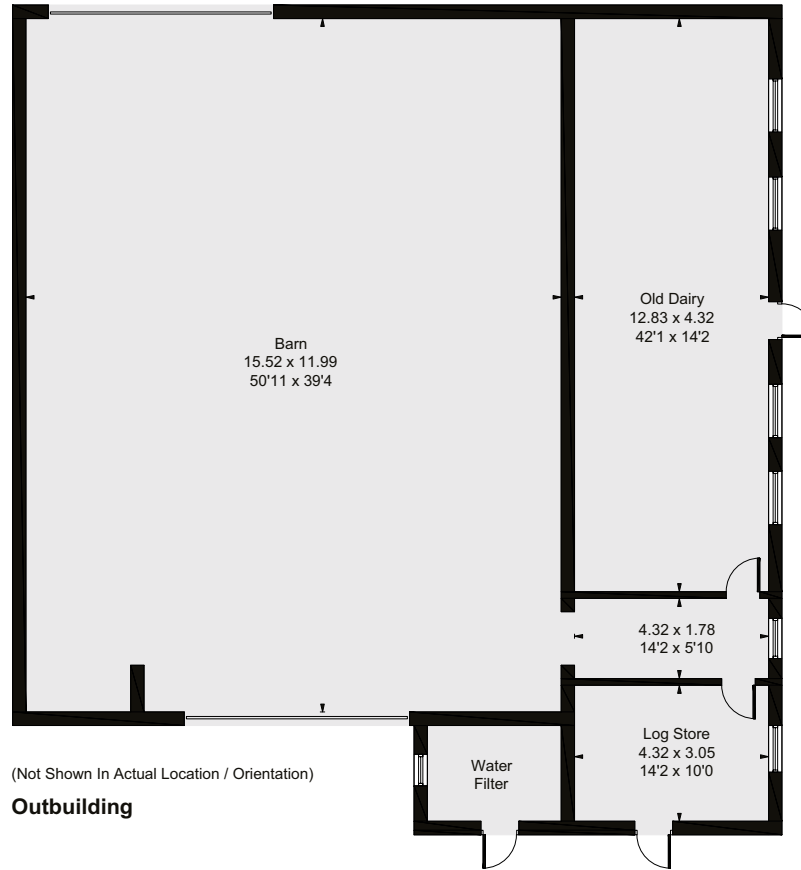




First Floor



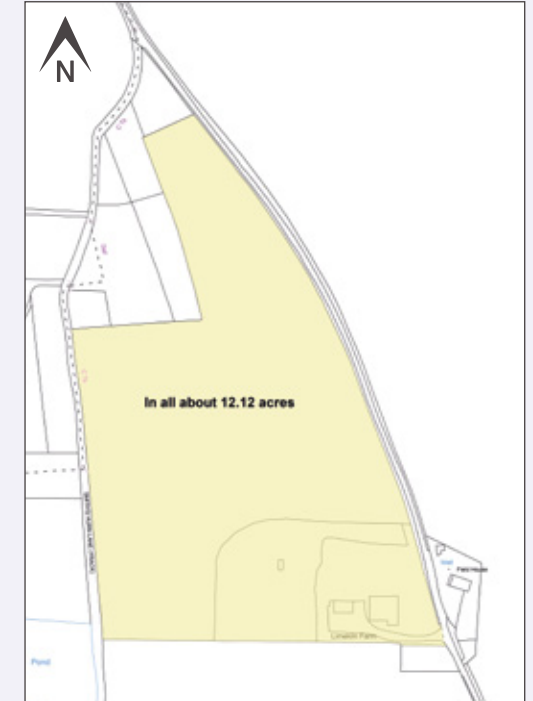
Ground Floor



Outbuilding

### Floorplans

Approximate Gross Internal Area  
**Main House:** 150.3 sq m / 1618 sq ft  
**Garage:** 16.2 sq m / 174 sq ft  
**Outbuilding:** 279.2 sq m / 3005 sq ft  
**Total:** 445.7 sq m / 4797 sq ft  
 For identification purposes only.



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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 purchase.

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## Norwich

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