



Greenacres Farmhouse

Honingham, Norfolk

A charming five bedroom period farmhouse with associated outbuildings and annexes, set within an acre of gardens with adjoining paddocks making a total of 3.72 acres

Greenacres Farmhouse is a charming period property of red brick construction under a part slate, part tiled roof. The property consists of the main house and two converted barns which as holiday lets currently provide a significant annual income



MAIN HOUSE
3 RECEPTION
ROOMS



MAIN HOUSE
5 BEDROOMS
AMBERS BARN
2 BEDROOMS
TAWNY BARN
1 BEDROOM



MAIN HOUSE
3 BATHROOMS
AMBERS BARN
2 BATHROOMS
TAWNY BARN
1 BATHROOM



OUTBUILDINGS



3.72 ACRES



FREEHOLD



RURAL



9,670 SQ FT



£1,425,000



The property

The property is light and airy and offers well-proportioned family-sized accommodation and occupies a private and secluded position in Honingham. Of particular note is the large open plan kitchen, breakfast and sitting room with views over the front and rear gardens and access through to the dining room and main entrance hall. The property has retained many period features including original fireplaces, flooring tiles, exposed beams and brickwork, sash windows and cornicing.

The ground floor reception rooms are of generous proportions and offer excellent living and entertaining space. The first and second floor offer spacious living accommodation, all with stunning views of the surrounding gardens and countryside.

Outside

The property is accessed via a private driveway with secure courtyard parking area for several vehicles.

To the front of the property and courtyard is Ambers Barn, which is a two bedroom self-contained holiday let, with its own parking area to the front. To one side of the courtyard is Tawny Barn which is a self-contained one bedroom holiday let and opposite is a range of unconverted outbuildings which lend themselves to further conversion (subject to the necessary planning permissions), storage space or garaging. Whilst the two holiday lets are adjacent to the main house, they have a very separate feel to them. The gardens at Greenacres wrap around the front, side and rear of the house and are mainly laid to lawn with some shrub and hedge borders and a delightful pond with nearby patio seating area. To the very rear of the house are open paddocks which are surrounded by farmed fields.



Location

Greenacres Farmhouse is situated near the village of Honingham and occupies a prominent position, surrounded by the Norfolk Countryside. A short distance away from the property is The Goat Shed Farm Shop which offers excellent local produce and café.

The Cathedral City of Norwich, 14 miles to the east, is the regional centre of Norfolk and offers a comprehensive range of retail, cultural and leisure facilities, along with a vibrant business community and excellent schooling in both the public and private sectors. Communication links are provided by the A11 and A47, which connect to the wider road networks. Norwich mainline railway station offers regular services to London Liverpool Street, Cambridge and Stansted Airport. Norwich International Airport to the north of the city also caters for a range of domestic and international flight destinations. The market town of Dereham (8 miles) provides further amenities and a range of supermarkets. Wymondham (12 miles) has a Waitrose supermarket and railway station with regular services to Cambridge, connecting on to London Kings Cross.



Distances

- Norwich 14 miles
- Dereham 8 miles
- Hingham 9 miles
- Wymondham 12 miles

Nearby Stations

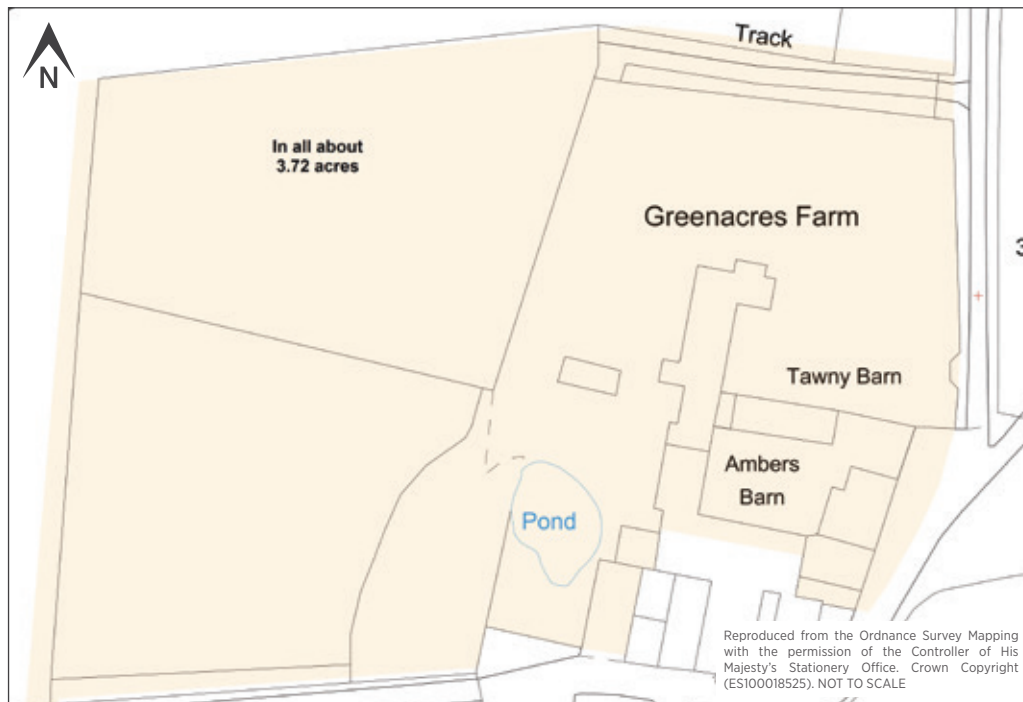
- Norwich Railway Station
- Wymondham Station
- Diss Station

Key Locations

- The Goat Shed in Honingham
- The Honingham Buck
- Golf clubs at Barnham Broom, Bawburgh and Dunston
- The market Town of Hingham

Nearby Schools

- Wymondham College
- Norwich School,
- Norwich High School for Girls
- Town Close Preparatory Schools





Floorplans

Approximate Gross Internal Area
Main House: 484.1 sq m / 5211 sq ft
Tawny Barn: 77.4 sq m / 833 sq ft
Ambers Barn (Excluding Galleried): 134.9 sq m / 1452 sq ft
Workshop & Barns: 128.6 sq m / 1384 sq ft
Garden Stores: 54.7 sq m / 589 sq ft
External Stores: 18.7 sq m / 201 sq ft
Total: 898.4 sq m / 9670 sq ft
 For identification purposes only.

Agents note: For more information around the holiday lets, please speak to the selling agent.

Directions

Postcode: NR9 5DJ

Leave Norwich heading west on the A47 towards Dereham and take the first exit at the Honingham roundabout onto the old Norwich Road. Continue for a short distance before taking the first left onto the Mattishall Road and then the next left onto Colton Road, where Greenacres Farmhouse can be found on the right hand side, just before the bend.

/// **What3words:** ///narrates.grudging.abruptly

General

Services: Mains electricity. Water from bore hole. Oil fired central heating. Private drainage.

Tenure: Freehold

Local Authority: Broadland District Council

Council Tax: Band G

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or no

Viewing: Strictly by appointment through Strutt & Parker.

Norwich

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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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