



Manor Farm

Thurning, Norfolk

Manor Farm is a charming farmhouse with associated outbuildings, set in grounds extending to over 20 acres, available as a whole or in 2 lots.

Lot 1: Manor Farmhouse, associated outbuildings and barns, all set in over 3 acres

Lot 2: A parcel of Agricultural land extending to around 17 acres



2 RECEPTION ROOMS



5 BEDROOMS



2 BATHROOMS



GARAGE & CART SHED



**LOT 1: 3.36 ACRES (STS)
LOT 2: 16.97 ACRES (STS)**



FREEHOLD



RURAL



12,467 SQ FT



**LOT 1:
£1,275,000
LOT 2:
£175,000**



Lot 1

Manor Farmhouse is a charming detached five bedroom grade II listed family residence of red brick construction under a tiled roof, set over three storeys. The property is light and airy and offers well-proportioned family-sized accommodation and occupies a prominent position within its grounds. Of particular note is the large sitting room with inglenook fireplace and views over the surrounding landscaped gardens and field opposite. The current owners have maintained and cared for the property during their tenure and have meticulously looked after and improved the gardens.

Outside

The property is accessed via a private driveway with parking for several vehicles, with associated garage and cart shed. To the front of the house is a private walled garden and to the rear is a tennis court and further lawns and fruit trees.

Barns

To the west of the house is a range of outbuildings which extend to 8383 sq ft, with separate access which offer extra ancillary storage space and the potential of conversion or development to residential use, subject to the necessary planning permission being obtained.

Lot 2

To the south of the property is a parcel of agricultural land extending to around 17 acres which is currently let out on a Farm Business Tenancy (FBT). For further information on this, please speak with the selling agent.



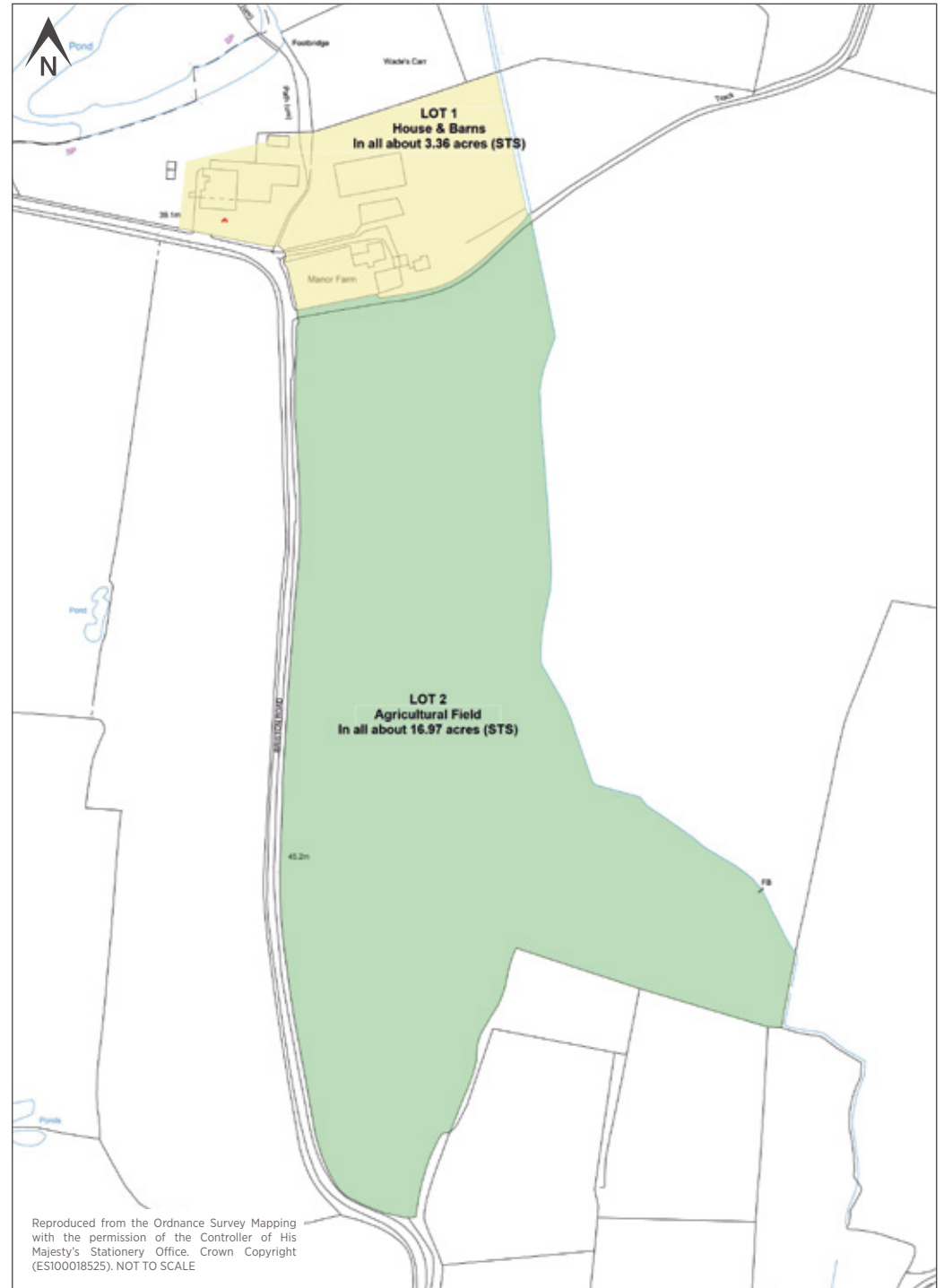




Location

Manor Farm is in Thurning which lies between the towns of Fakenham and Aylsham. There are many amenities in the nearby Georgian market town of Reepham and in the village of Briston, including local shops, butchers, fishmonger and pubs. The historic market town of Holt (8 miles) offers a variety of shops and good local restaurants, cafes and pubs. Holt is renowned for its schooling with Gresham's pre, preparatory and senior schools. The nearest primary school is in Corpusty, while you can find further facilities, including secondary schooling, four miles away in Reepham. Fakenham is within 12 miles and offers a more extensive choice of shops, facilities and large supermarkets, while the regional hub of Norwich is 15 miles to the south-east. The area is well connected with the A140 and A148, while Norwich offers fast rail connections to London and Cambridge and dual carriageway via the A11 and M11 to Stansted and beyond.





Reproduced from the Ordnance Survey Mapping with the permission of the Controller of His Majesty's Stationery Office. Crown Copyright (ES100018525). NOT TO SCALE



Lot 2



View of Lot 2 from the house

Directions

Postcode: NR20 5QY

From Norwich, take the A1402/Pitt Street north, away from the city centre, and continue to follow the A1402 for a mile and three quarters. Take a central position at the traffic lights and continue straight ahead before keeping right and then left onto the Cromer Road. A mile later at the roundabout Keep left to join the Broadland Northway towards Fakenham. At the next roundabout turn right for Horsford and Holt (B1149). 5 miles after Horsford there is a roundabout where you go straight on. 1 mile later turn left for Heydon and Wood Dalling. Continue for just over three and a half miles, then at the junction, turn right onto the Briston Road and continue round a small bend and after a short distance the entrance to the property can be found on the right hand side.

/// What3words: pinging.cuddling.commented

Distances

- Reepham 4.5 miles
- Holt 7.5 miles
- Aylsham 9 miles
- Norwich 15 miles

Nearby Stations

- Norwich
- Kings Lynn

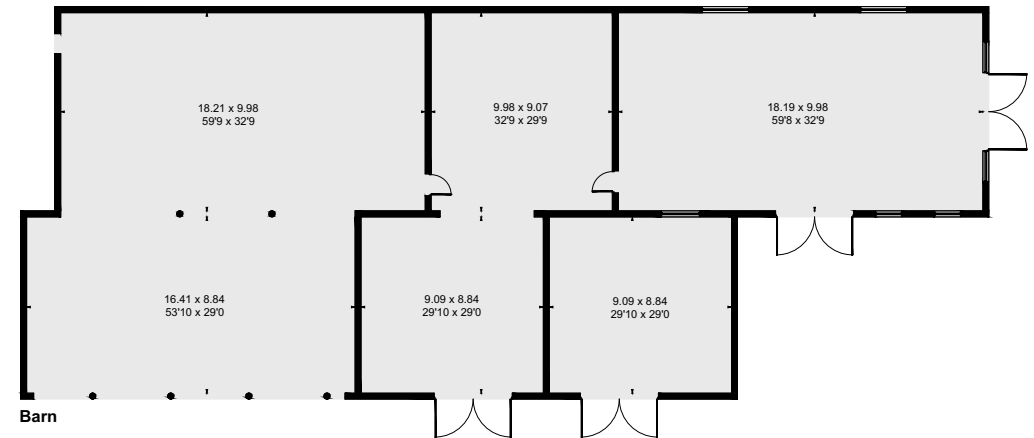
Key Locations

- The Market Town of Holt
- North Norfolk Coast
- Brancaster Golf Club
- Sheringham Golf Club

Nearby Schools

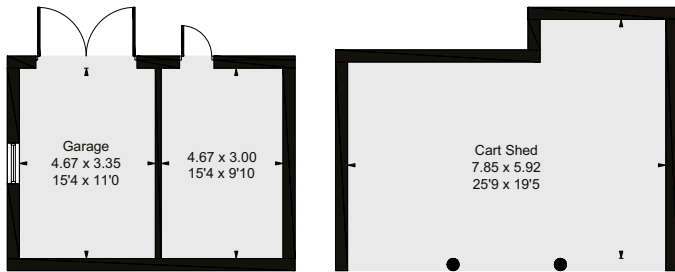
- Gresham's Preparatory and Senior Schools
- Beeston Hall Preparatory School
- Reepham Primary School
- Reepham High School and College
- Corpusty Primary School
- Cawston Church of England Primary Academy
- Foulsham Primary School Academy
- Astley Primary School
- Bawdeswell Community Primary School
- Great Witchingham Church of England Primary School
- Lyng Church of England Primary Academy
- Aylsham St Michaels Church of England Voluntary Controlled Nursery and Infant School

Barn



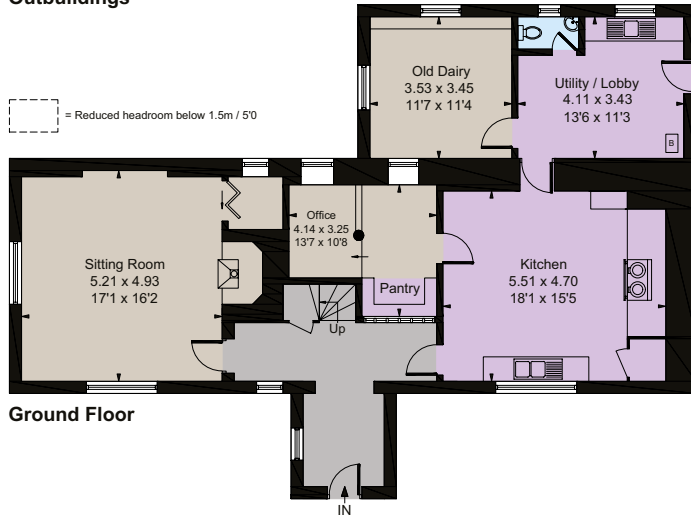
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.

© WFP Photography Ltd 2024 | www.williampitt.co.uk

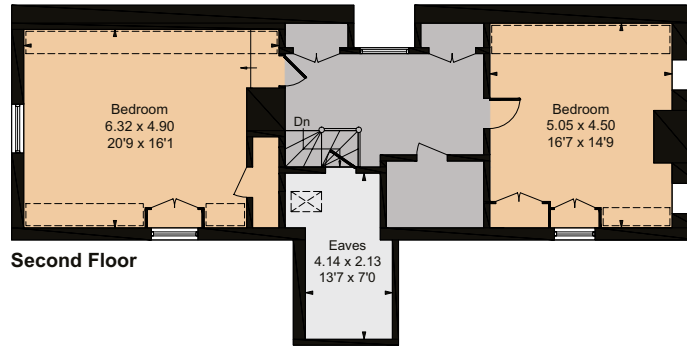


(Not Shown In Actual Location / Orientation)

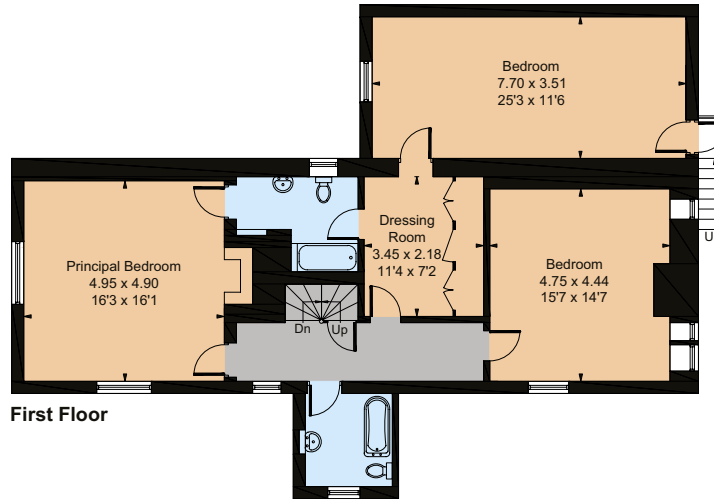
Outbuildings



Ground Floor



Second Floor



First Floor



Floorplans

Approximate Gross Internal Area (Excluding Eaves)

Main House: 306.9 sq m / 3304 sq ft

Outbuildings: 72.5 sq m / 780 sq ft

Barn: 778.8 sq m / 8383 sq ft

Total: 1,158.2 sq m / 12,467 sq ft

For identification purposes only.

General

Services: Mains electricity, oil fired central heating and AGA. Private drainage and water.

Tenure: Freehold

Local Authority: Broadland District Council

Council Tax: Band F

Broadband: Fibre Optic

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Viewing: Strictly by appointment through Strutt & Parker.

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.

© WFP Photography Ltd 2024 | www.williampitt.co.uk

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken February 2025. Particulars prepared February 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited.

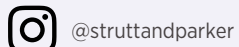
Norwich

4 Upper King Street, Norwich, Norfolk NR3 1HA

01603 617431

norwich@struttandparker.com

struttandparker.com



For the finer things in property.

