



Old Hall Farm, Low Road, Breckles, NR17 1EW

GUIDE £750,000

A detached L-shaped farmhouse in private rural position in south-west Norfolk between Watton and Attleborough, being about 20 miles from Norwich. Well arranged accommodation on two floors having been renovated and extended to a high standard with 5 bedrooms and 3 reception rooms. Farm buildings with potential and land extending to some 5 acres (subject to measured survey).

DESCRIPTION

Old Hall Farm comprises a delightful family home being situated in south-west Norfolk in a rural position with a great deal of privacy. The house dates back to the 17th Century or thereabouts with later additions and is centrally situated within its own grounds. It was renovated and extended to a high standard some 12 years ago.

The flexible accommodation is arranged on two floors and includes reception hall, kitchen/breakfast room, dining room, sitting room, study/living room, utility room and cloakroom on the ground floor, together with 5 bedrooms and 4 bath/shower rooms on the first floor.

The grounds are a major feature of the property which is approached via a sweeping drive leading through a parkland style setting up to the front of the house with a drive leading round to the rear where there is plenty of hard standing for vehicles.

The gardens surround the house, being mainly laid to lawn with flower borders and a number of specimen trees. There are south facing views of open farmland to the front. Two meadows are included in the sale, together with farm buildings at the side.

The vendors carried out a sympathetic restoration of this house in the early part of the 21st Century, extending the property with a double storey portion at the rear. The majority of the windows have been replaced and the house is now very suitable as a family home with bespoke kitchen and retains a great deal of the original character with exposed beams throughout.

LOCATION

A wonderful opportunity to live tucked away in a special place with a great deal of privacy, yet within easy reach of main communication routes.

The property is strategically situated between Watton, Attleborough and Thetford and within striking distance of the city of Norwich. Access to the A11 trunk road is good and following the improvement of this road the driving time to Cambridge and the M11 has been reduced.

DIRECTIONS

Proceed out of Norwich on the main A11 trunk road and continue past Wymondham. Take the Attleborough bypass and at the roundabout carry on and turn left after about three quarters of a mile following signs for Shropham. Continue round and under the main road and proceed through

Shropham and after about half a mile turn right onto the B1111, passing the village sign for Breckles. After 200 yards turn left into Low Road, continue long the road for about 150 yards and turn right over a cattle grid. The drive leads through a parkland setting up to Old Hall Farm.

ACCOMMODATION

On the Ground Floor:-

RECEPTION HALL



4.92m x 3.42m (16'2" x 11'3"). Approached from the rear of the property and providing access to living accommodation and kitchen/breakfast room. Staircase to first floor and galleried landing. Under floor heating. Under stairs cupboard housing heating apparatus. Door to side of property.

KITCHEN/BREAKFAST ROOM



5.86m x 5.43m (19'3" x 17'10"). A major feature of the property, with windows to side and rear. A light and airy room built to a high standard by Scope Joinery of Beeston. Under floor heating. Divided into two distinct areas providing kitchen and dining area.

The kitchen area includes breakfast bar with cupboards and drawer units together with matching low level and wall mounted cubboards. Work surfaces. Four oven Aga. Butler style sink unit with central mixer taps over. Built-in Miele Classic electric oven with four ring hob and extractor fan over. Space for large kitchen table. Ceiling spotlights. Walk-in pantry, 3.15m x 1.75m (10'4" x 5'9") with shelving. Door to inner lobby with access to cloakroom.

INNER LOBBY

1.75m x 1.29m (5'9" x 4'3"). Approached from the kitchen. Window to side. Wall mounted meters. Space for general storage. Door to cloakroom.

CLOAKROOM

1.75m x 1.09m (5'9" x 3'7"). Low level WC. Wall mounted wash hand basin.

SITTING ROOM



5.91m x 4.95m (19'5" x 16'3"). A room of great character featuring wide central brick fireplace with brick hearth incorporating cast iron grating. Windows to front and rear. Centrally situated, with easy access to all ground floor rooms. Exposed beams and struts. Under floor heating. Built-in corner cupboard with shelving. Door to front of property and through to dining/family room and study.

DINING/FAMILY ROOM



5.10m x 3.30m (16'9" x 10'10"). Door to front garden and terrace. Exposed beams. Built-in low level cupboards with shelving over. Under floor heating. Suitable as a dining or family room.

STUDY/LIVING ROOM



5.08m x 4.49m max (16'8" x 14'9"). Window to front. Door to utility room. Back stairs to first floor. Exposed beams and struts. Under floor heating. Walk-in cupboard housing work station with power points and table top. Built-in floor to ceiling book shelves.

UTILITY ROOM

3.65m x 3.17m (12' x 10'5"). Window to front. Wall mounted single drainer stainless steel sink unit with work surfaces and cupboards beneath. Tiled floor. Thermocon oil fired boiler providing domestic hot water and central heating to the property. Water softener. Under floor heating. Door to back hall.

BACK HALL

Door to rear of property. Door to cloakroom. Tiled floor. Built-in cupboard housing under floor heating apparatus. Gun cabinet. General storage space.

CLOAKROOM

1.62m x 1.21m (5'4" x 4'). Window to side. Low level WC. Vanity unit with adjoining shelving.

On the First Floor:-

GALLERIED LANDING



Window to side. Access to main bedroom accommodation leading round to inner landing and bedrooms 2 and 3. Airing cupboard with slatted shelving, hot water tank (pressurized system). Door to side landing

MASTER BEDROOM



5.46m x 3.55m plus recess (17'11" x 11'8"). Situated above the kitchen and a more recent addition. A double bedroom with windows to rear and side. Separate open plan closets. Door to en-suite bath/shower room. Radiator.

EN-SUITE BATH/SHOWER ROOM



3.81m x 2.15m (12'6" x 7'1"). Window to side. Fitted to a high standard. Bath unit with central mixer taps. Low level WC. Pedestal wash hand basin. Individual fully tiled shower unit. Radiator. Ceiling spotlights.

BEDROOM 2



5.08m x 3.02m (16'8" x 9'11"). A double bedroom with window to front having south facing views. Range of built-in cupboards with hanging and storage space. Radiator. Exposed beams. Door to en-suite facilities.

EN-SUITE BATH/SHOWER ROOM



2.81m x 2.38m (9'3" x 7'10"). The pink room. Window to front. Cast iron bath unit on clawed feet. Vanity unit. Low level WC. Individual fully tiled shower unit. Heated stainless steel towel rail. Exposed beams. Hatch to roof space.

BEDROOM 3

3.98m x 2.89m (13'1" x 9'6"). A double bedroom with window to front. Radiator. Built-in low level cupboard with shelving over. Radiator. Door to shower room.

SHOWER ROOM

Window to front. Fully tiled individual shower unit. Pedestal wash hand basin. Low level WC. Stainless steel radiator. Connecting door to bedroom 4.

SIDE LANDING

Window to rear. Back stairs leading to ground floor. Radiator. Exposed beams with some restricted height elements. Door to further bedrooms and family bathroom. Hatch to roof space.

BEDROOM 4

3.42m x 3.42m (11'3" x 11'3"). A double bedroom with window to front. Exposed beams. Radiator. Door to shower room. Walk-in cupboard with hanging and storage space.

FAMILY BATHROOM

2.46m x 1.77m (8'1" x 5'10"). Window to rear. Bath unit with tiled surround and shower attachment. Low level WC. Pedestal wash hand basin. Radiator. Exposed beams.

BEDROOM 5

3.40m x 3.15m (11'2" x 10'4"). Window to front. Radiator. Built-in dressing table unit with shelving over and adjoining built-in cupboard with hanging and storage space.

OUTSIDE

Old Hall Farm is approached via a drive leading through the parkland style setting and with the front and rear gardens there is a great deal of privacy,



with uninterrupted south facing views over open farmland. The Low Road paddock adjoining the driveway at the front, together with the orchard paddock at the rear are included in the sale, together with a variety of farm buildings arranged around a yard at the side of the house with separate access onto the highway.

The farm buildings have potential for a number of uses, either as ancillary to the main house or otherwise and include:-

A single storey general store/study constructed of brick with a pitched main roof, including apple store, garage, and housing the oil tank, together with an adjoining dairy of single storey brick construction with original tank room, parlour and wood store. Both these properties could easily be converted for residential purposes, subject to the necessary planning consent being forthcoming and in addition included in the sale are portal framed hay store, general purpose store, large cattle building and workshops.



Front Garden



Outbuildings



Outbuildings

SERVICES

Mains water and electricity are connected to the property. There is a sewage treatment plant. No mains gas. Oil central heating.

AGENT'S NOTE: The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.

Viewing Strictly by Prior
Appointment through the
Selling Agents' Norwich Office.
Tel: 01603 629871

These Particulars were prepared in March 2015.

Ref: NRS5569



Energy Performance Certificate

Old Hall Farm, Breckles, ATTLEBOROUGH, NR17 1EW

Dwelling type: Detached house Reference number: 0833-2849-7377-9095-5435
Date of assessment: 11 March 2015 Type of assessment: RdSAP: existing dwelling
Date of certificate: 11 March 2015 Total floor area: 323 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 10,290
Over 3 years you could save £ 840

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 381 over 3 years	£ 381 over 3 years	
Heating	£ 9,255 over 3 years	£ 8,745 over 3 years	
Hot Water	£ 654 over 3 years	£ 324 over 3 years	
Totals	£ 10,290	£ 9,450	You could save £ 840 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs

Current: E67 Potential: E63

The graph shows the current energy efficiency of your home.
The higher the rating the lower your fuel bills are likely to be.
The potential rating shows the effect of undertaking the recommendations on page 3.
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

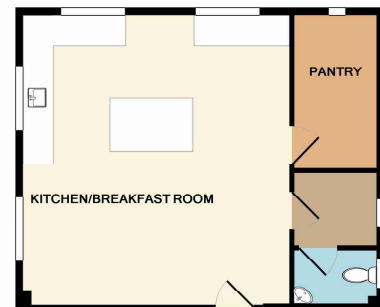
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 624	✓
2 Solar water heating	£4,000 - £6,000	£ 216	✓
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 813	✓

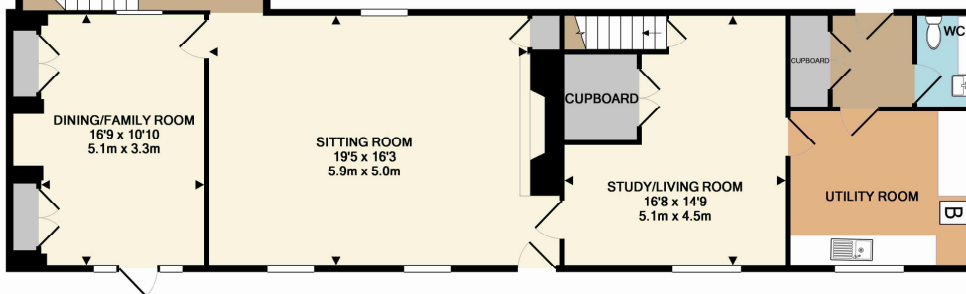
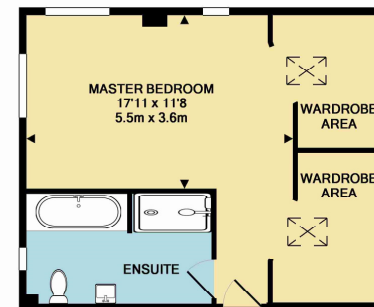
See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

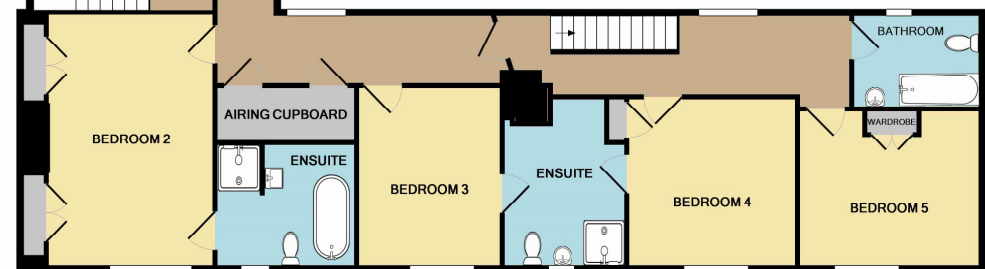




Front field

GROUND FLOOR
APPROX. FLOOR
AREA 1679 SQ.FT.
(156.9 SQ.M.)

Back field

1ST FLOOR
APPROX. FLOOR
AREA 1665 SQ.FT.
(154.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 3343 SQ.FT. (310.6 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. 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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