



SHRUBLANDS, HIGH GREEN, BROOKE

Guide Price £495,000

SHRUBLANDS

12 High Green, Brooke, Norfolk, NR15 1HR

A detached 4 bedroomed house requiring improvement and updating. 32ft. vinery. Standing in grounds of approx. 0.6 acre (STMS) and with separate building in garden used previously as annexe.

GENERAL

A detached house in a premier South Norfolk village set in grounds of about 0.6 acre (subject to survey). The property is believed to date back to 1660 or thereabouts with a more recent Georgian section being built at the front in the early 19th Century. The accommodation is arranged on two floors with four bedrooms and a particular feature is the vinery at the side of the house which could easily be incorporated into the property, subject to a careful scheme of improvement and renovation. There is a garage/annexe at the side of the property and the grounds are more than adequate for a property of this size and type. The garden area is divided into two portions with the front garden and larger rear garden and there is a great deal of privacy with a number of specimen trees as well.

The garage area has space for at least one vehicle with loft over and the annexe has existing accommodation arranged on a single floor, including entrance hall, kitchenette, back hall, bathroom and bedroom.

Properties of this size and type come up rarely in Brooke and this is an excellent opportunity to acquire a period property in need of re-arrangement and improvement but located in a first class area.

LOCATION

Brooke is situated about 7 miles south of the city of Norwich in the county of Norfolk and conveniently situated for access to the city. There are a wide range of amenities in the area, including local shops, post office and garage in the village along with pubs. Access to Poringland is good, where there

DIRECTIONS

Proceed out of Norwich on the B1332 Bungay Road and continue through Poringland. On entering Brooke, turn right at the crossroads and continue along the road, past the village school. The property will be seen on the right hand side of the road immediately after the farm shop on the left.

AGENT'S NOTES:

(2) 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.
(2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

**Viewing strictly by prior appointment through the selling agents' Norwich Office.
Tel: 01603 629871**

BROWN&CO ARCHITECTURE + PLANNING SERVICES

Our Architecture + Planning team provide expert advice on planning applications, architectural and urban design, master planning and building regulations. We have experience with a wide range of projects, enabling us to provide practical and creative advice and design solutions – call 01603 629871.

These particulars were prepared in June 2018. Ref. NRS6265







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
		77	36
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

IMPORTANT NOTICES Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. Any person inspecting the property does so entirely at their own risk. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092.