



Thanacres, Briston
Offers in Excess of £400,000

BELTON DUFFEY



THANACRES, TITHE BARN LANE, BRISTON, NORFOLK, NR24 2JD

A stunning renovation project of period farmhouse with outbuildings in mature grounds of 2.25 acres (sts) situated in attractive semi rural, yet convenient, location. No chain.

DESCRIPTION

Thanacres, set on a quiet lane just outside Briston represents a rare opportunity to acquire a period farmhouse requiring complete renovation, together with 2 barns and a stable block offering conversion possibilities, (subject to planning consent), all set in mature grounds extending to 2.25 acres (subject to survey).

The main house has three/four bedrooms and a bathroom on the first floor, while the ground floor comprises, entrance lobby, large sitting room, dining room, farmhouse kitchen, scullery and rear porch. There are many period details throughout and the attached brick and flint barn offers huge scope for further accommodation to the main house.

The grounds extending to 2.25 acres are currently configured as a smallholding with areas under vegetable and soft fruit cultivation with productive orchard areas, rough paddock/wild flower meadow and formal garden. This exciting opportunity would suit various commercial or leisure uses and has equestrian potential but might equally suit a family seeking space and a quiet lifestyle.

Thanacres is to be sold with vacant possession and no onward chain.

SITUATION

Briston forms part of the village of Melton Constable with its primary school and both villages are set in this popular part of the North Norfolk countryside, with a regular bus service providing access to Holt, Norwich, Fakenham and King's Lynn. Within the village of Briston there is a Post Office and food stores, butchers, bakers and a community centre.

The pretty Georgian town of Holt is approximately 3 miles away and offers a further range of facilities including a primary school and the renowned Gresham's public schools. The North Norfolk coast is nearby with Blakeney and Sheringham within easy distance. The Cathedral City of Norwich, and regional centre of East Anglia, is approximately 20 miles away with its rail service to London Liverpool Street.

ENTRANCE LOBBY

Multi-pane front door, windows to front and side, staircase to first floor, quarry tiled flooring, radiator, doors to;

SITTING ROOM

7.53m x 4.18m (24' 8" x 13' 9")

A spacious and characterful room with 3 multi-pane sash windows to front, feature exposed and painted brick chimney breast and raised tiled hearth with cast iron solid fuel burner, radiator.



DINING ROOM

3.96m x 3.76m (13' 0" x 12' 4")

Multi-pane sash window to front, feature fireplace with raised tiled hearth housing cast iron solid fuel burner, radiator, exposed floorboards.

KITCHEN/BREAKFAST ROOM

3.77m x 3.59m (12' 4" x 11' 9")

Half glazed door and window to side, a generous farmhouse style kitchen with butler sink and storage cupboards below, cupboard housing hot water cylinder, boot/cloaks hanging cupboard, sliding door to;

SCULLERY

3.57m x 2.90m (11' 9" x 9' 6")

Windows to front and side.

REAR PORCH

Half glazed door to rear, window to side.

FIRST FLOOR LANDING

Access to loft space, exposed floorboards, doors to;

DRESSING ROOM/BEDROOM 4

3.80m x 2.38m (12' 6" x 7' 10")

Multi-pane sash window to front, exposed floorboards, radiator, large storage cupboard. Door to;

BEDROOM 1

4.18m x 3.63m (13' 9" x 11' 11")

Twin multi-pane windows to front, window to rear, exposed brick chimney breast.

BEDROOM 2

4.08m x 3.75m (13' 5" x 12' 4")

Multi-pane sash window to front, double built-in wardrobe cupboard with storage lockers over, exposed floorboards, radiator.

BEDROOM 3

3.64m x 3.62m (11' 11" x 11' 11")

Window to side, double built-in wardrobe cupboard with storage lockers over, exposed floorboards, radiator.



BATHROOM

Window to rear, suite comprising panelled bath with mixer tap and shower attachment, wall mounted wash basin and WC, splashback tiling, combination radiator/heated towel rail, wall mounted electric bar heater.

ATTACHED BARN

6.05m x 3.32m (19' 10" x 10' 11")

Door and window to front, mezzanine level window to side and rooflight window to rear. Of brick and flint construction offering extension of main house and conversion potential (subject to the necessary consents). Currently used for storage, power and light connected.

DETACHED BARN

8.21m x 4.23m (26' 11" x 13' 11")

Double doors to front, high level window to side. Currently used as storage but offering conversion possibilities (subject to the necessary consents).

STABLE BLOCK

9.15m x 4.20m (30' 0" x 13' 9")

A single storey building with windows to front, rear and side and double doors to front. Recently used for housing livestock but offering a wide variety of potential uses.

OUTSIDE

Thanacres stands in mature grounds extending to 2.25 acres (subject to survey), providing a haven for wildlife and is currently configured as a smallholding with orchard and rough paddock but would suit a variety of commercial or leisure uses and there are a variety of outbuildings that could house livestock. Gated access from the lane to a drive and hardstanding area (now somewhat overgrown) and vehicular access to areas under cultivation, the stable block and paddock.

To the front of the property is a pleasant, potentially formal, garden area with inset mature trees. The rear yard area has a useful lean-to wood store, outside WC and boiler room. Beyond this there are productive orchard areas, soft fruit cages and areas set aside to vegetable cultivation. Various sheds, stores and a large greenhouse. The remainder of the land is currently rough paddock/wildflower meadow with mature hedging and trees to the boundaries.



DIRECTIONS

Leave Fakenham on the A148 heading east towards Cromer for approximately 6 miles and turn right onto the B1354 signposted Melton Constable. Proceed through the village and on into Briston continuing to the outskirts of the village and turn right at The Three Horseshoes pub onto Horseshoe Lane. Continue to the crossroads and turn left, the lane bears left and Thanacres is further down the lane on the left-hand side, as indicated by the Belton Duffey 'For Sale' board.

OTHER INFORMATION

Mains water, private drainage and mains electricity. Oil-fired central heating to radiators with cast iron wood burning stoves in the sitting room and dining room. EPC Rating Band E.

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band E.

TENURE

This property is for sale Freehold.

VIEWING

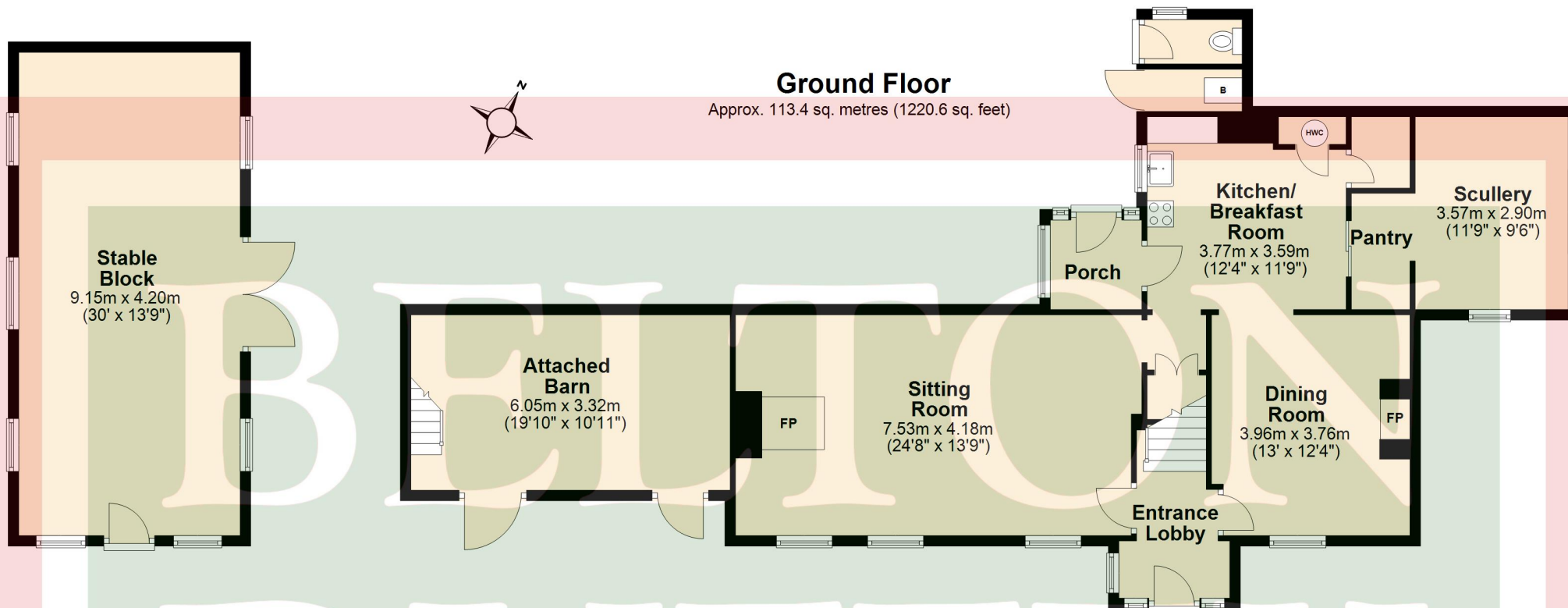
Strictly by appointment with the agent.





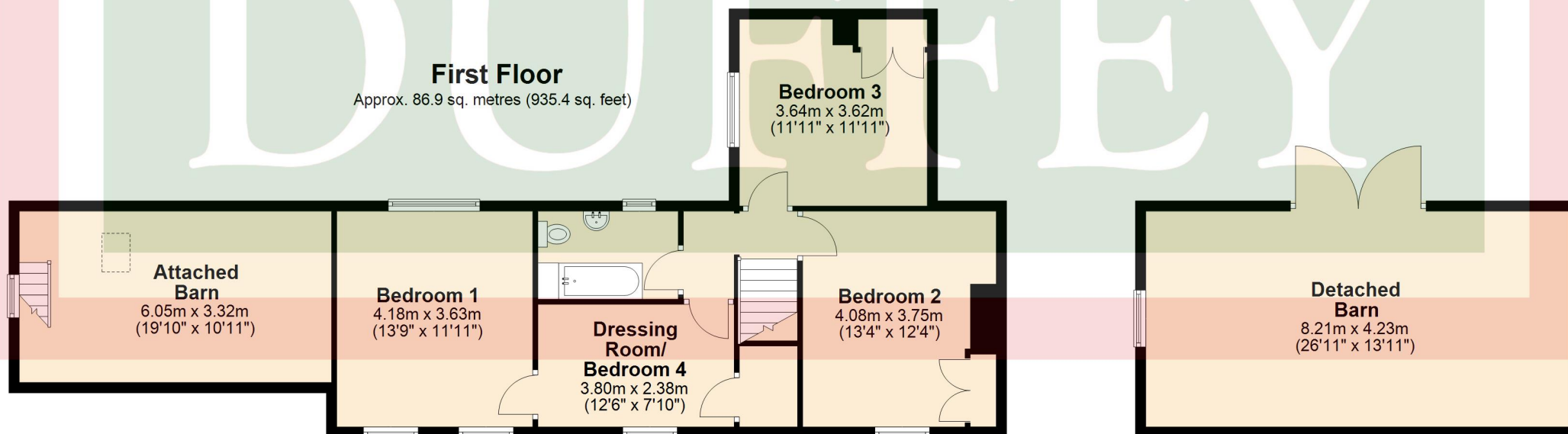
Ground Floor

Approx. 113.4 sq. metres (1220.6 sq. feet)



First Floor

Approx. 86.9 sq. metres (935.4 sq. feet)



Total area: approx. 200.3 sq. metres (2155.9 sq. feet)



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