



Brickfield Farm, Stibbard
Offers in Excess of £750,000

BELTON DUFFEY



BRICKFIELD FARM, GREAT RYBURGH ROAD, STIBBARD, NORFOLK, NR21 0EE

Beautifully refurbished detached 4 bedroom former farmhouse with separate outbuildings, triple garage and good sized gardens.

DESCRIPTION

Brickfield Farm is an impressive detached former farmhouse which has been painstakingly renovated by the current owners to now provide spacious, airy family accommodation set in generous gardens of approximately one third of an acre (subject to survey). To the ground floor is a lovely sitting room, dining room, utility/boot room, cloakroom and kitchen whilst, on the first floor is a large principal bedroom with en suite shower room and separate dressing room plus 3 further bedrooms and a family bathroom.

Outside are large lawned gardens with a detached modern triple garage, plenty of further parking and a range of outbuildings including a single storey barn suitable for ancillary accommodation. All set at the end of a country cul de sac with field views to the front and easy access to the main route for Fakenham to the north west and Norwich to the south east.

SITUATION

Stibbard is a rural village surrounded by undulating and well-wooded countryside, with a mixture of cottages, period houses and modern properties, and the benefit of a school and a Parish Church. The market town of Fakenham is approximately 4 miles to the west and the Cathedral City of Norwich is approximately 21 miles to the east. The North Norfolk coast, an area of outstanding natural beauty, is a short drive from the property as is the Georgian market town of Holt.

FRONT PORCH

The property's entrance is via an attractive porch with a pitched roof and finial on a pantiled roof set on a low red brick wall and glazed to either side on a tiled floor. The semi glazed timber entrance door leads into a small front hall with staircase immediately in front and doors to the sitting room and dining room to either side.

SITTING ROOM

5m x 4.1m (16' 5" x 13' 5")

A beautiful airy room with pine panelled door, oak flooring and red brick fireplace featuring a wood burning stove on a red brick hearth with Bressumer beam over. Radiator, sash window to the front and opening into:

REAR HALL

Pamment tiled floor, exposed beams and brick wall and 2 radiators. Plenty of room for freestanding furniture and semi glazed stable to the courtyard garden.



UTILITY/BOOT ROOM

Pine panelled door, pamment tiled floor, laminate worktop with space and plumbing below for washing machine and tumble dryer, tiled splashbacks, recessed ceiling lighting, and range of floor to ceiling cupboards. Window overlooking rear courtyard and door into:

CLOAKROOM

Pine panelled door, window to the side, white small wall mounted wash hand basin and WC.

KITCHEN

5.55m x 2.9m (18' 3" x 9' 6")

Pamment tiled floor, cast iron fireplace with painted timber surround (not in use), exposed beams and brickwork, range of wall and base units including glass fronted cupboard, subway tiling and wood block worktops. AEG cooker (included in sale), extractor hood over, butler sink with chrome dual lever pull out tap, space for a fridge and freezer, recessed ceiling lighting.

Window overlooking the rear courtyard and a multi paned door to the gardens to the side of the property. Pine latch door into:

DINING ROOM

4.84m x 4.1m (15' 11" x 13' 5")

Open fireplace with marble and timber surround on black slate hearth. Oak flooring, picture rail, radiator, understairs storage cupboard and sash window to the front. Ample space for large dining room table and chairs.

FIRST FLOOR LANDING

Small landing to either side of the staircase, loft hatch, high level window to dressing room, radiator.

BEDROOM 1

4.15m x 4.1m (13' 7" x 13' 5")

Pine panelled door, radiator and sash window to the front. Opening into:

DRESSING ROOM

Ample space for storage/wardrobe cupboards, radiator and sash window to the front.

EN SUITE SHOWER ROOM

Accessed via pine latch door and steps down from bedroom 1. White suite comprising large walk-in shower with dual heads, tiled walls and glass screen, traditional pedestal wash hand basin and high cistern WC. Tiled floor, white and chrome heated towel rail, recessed ceiling lighting.



BEDROOM 2

4.15m x 3.22m (13' 7" x 10' 7")

Pine panelled door, cast iron fire grate with painted timber surround (not in use), radiator, wall lights and sash window to the front.

BEDROOM 3

3.58m x 2.9m (11' 9" x 9' 6")

Steps down, pine latch door, loft hatch, radiator and window overlooking rear courtyard.

BEDROOM 4/STUDY

2.9m x 2.12m (9' 6" x 6' 11")

Steps down, pine panelled door, recessed ceiling lighting, loft hatch and window overlooking the rear courtyard.

FAMILY BATHROOM

Steps, down, tiled floor, white and chrome heated towel rail, white suite comprising double ended free standing bath with hand held shower attachment, traditional pedestal wash hand basin and WC. Recessed ceiling lighting, large walk-in shower with glass screen and double heads. Window overlooking the rear courtyard.

OUTSIDE

The property is approached through cast iron double gates onto a driveway leading up to a triple garage. Ample hard standing for parking of a caravan/motorhome.

The driveway is bordered to the south west by high fence panelling and hedging with perimeter flowering beds. To the right of the driveway is a lawned garden running all the way across the front of the house with access to the main garden through an attractive archway laid extensively to lawn and flanked by mature trees, hedging and shrubs.

A picket gate to the side leads you round to the rear of the property and a good-sized gravelled courtyard with feature central tree and plenty of space for creating a container garden to compliment the existing climbers on the house and outbuildings.

BARN

8.34m x 3.68m (27' 4" x 12' 1")

Accessed from either the courtyard or main garden via glazed timber doors, is a link detached single storey barn which has been sympathetically converted into ancillary accommodation with tiled flooring, exposed beams, power and light, 2 Velux windows, 4 double aspect windows, wall lights and exposed brick walls.

OUTBUILDINGS

The barn is linked to an adjoining log store and 3 further outbuildings which are all currently used as workshops/storage.



GARAGE

14m x 6.7m (45' 11" x 22' 0")

The detached triple garage features electric roller doors, recessed lighting with one of the areas currently sectioned off as a gym.

DIRECTIONS

Leave Fakenham on the A1067 heading east towards Norwich and, after approximately 3 miles, turn right, signposted Great Ryburgh. After a few yards turn right again onto a no through road where the property will be found 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. 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.

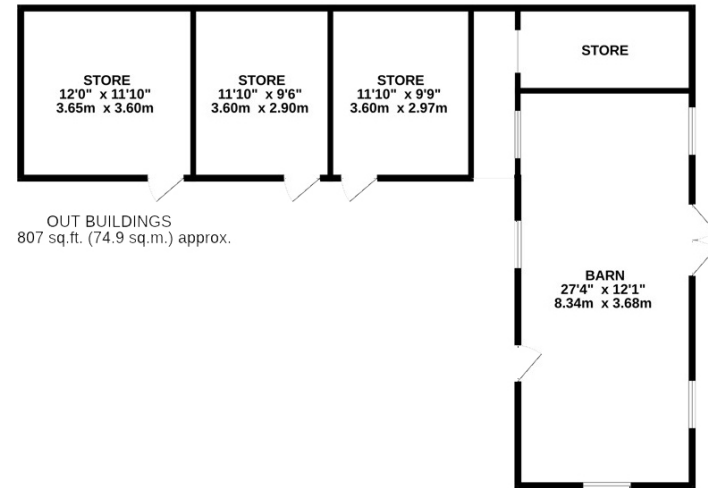
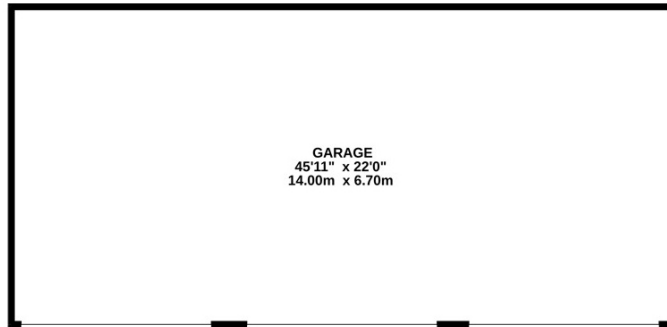


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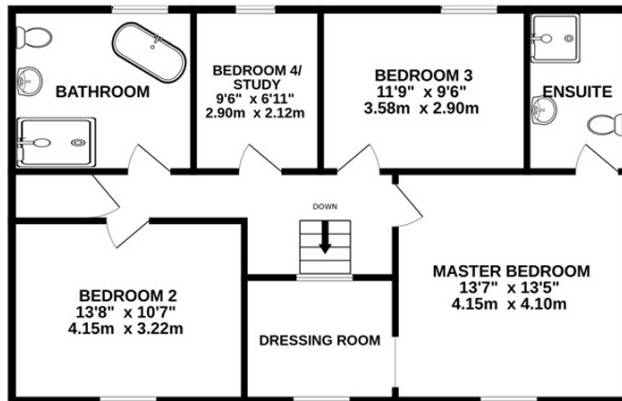
TOTAL APPROX. FLOOR AREA 3465 SQ.FT (321.9 SQ.M.)



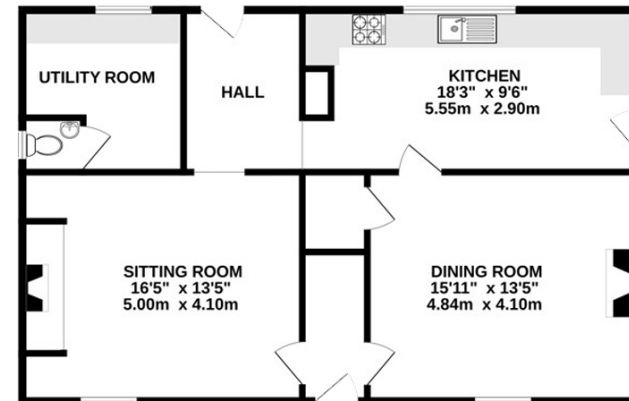
GARAGE
1011 sq.ft. (93.9 sq.m.) approx.



1ST FLOOR
829 sq.ft. (77.0 sq.m.) approx.



GROUND FLOOR
819 sq.ft. (76.1 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plans 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.



BELTON DUFFEY

12-16 Blackfriars Street,
King's Lynn,
Norfolk, PE30 1NN.
T: 01553 770055
E: info@beltonduffey.com

3 Market Place,
Fakenham,
Norfolk, NR21 9AS.
T: 01328 855899
E: fakenham@beltonduffey.com

26 Staithe Street,
Wells-next-the-Sea,
Norfolk, NR23 1AF.
T: 01328 710666
E: wells@beltonduffey.com

www.beltonduffey.com

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