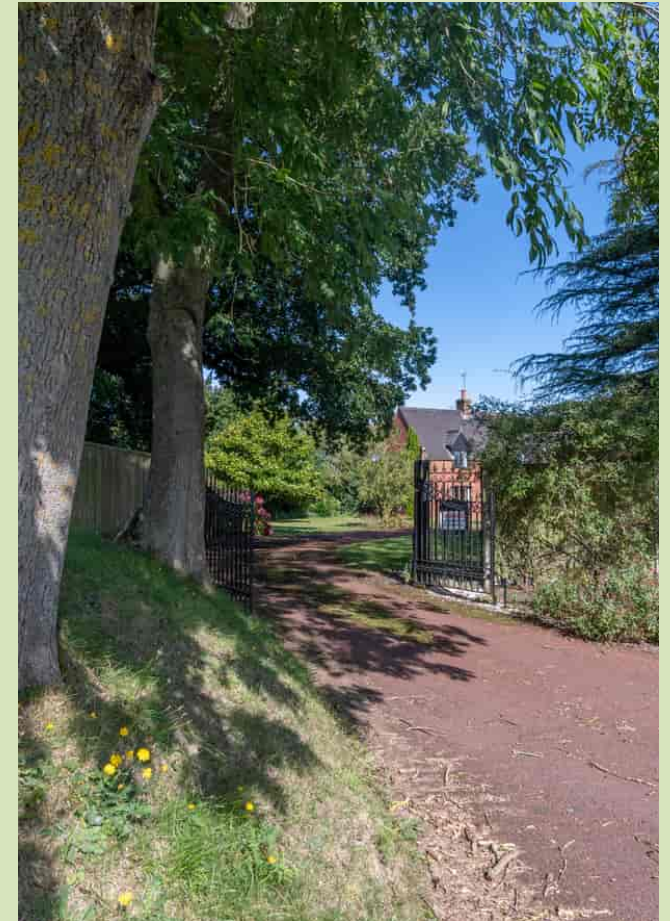




Meadow Brook, Little Snoring
Guide Price £1,250,000

BELTON DUFFEY



MEADOW BROOK, BULL CLOSE LANE, LITTLE SNORING, NORFOLK, NR21 0JR

A unique opportunity to acquire a substantial residence to re-model or re-develop in stunning grounds extending to 2.5 acres (sts) in a lovely rural setting. No chain.

DESCRIPTION

Meadow Brook, a substantial detached residence constructed circa 1995, represents a truly unique opportunity to re-model/extend the existing property or demolish and re-develop the site. Planning consent (ref. PF/24/0911) was granted by North Norfolk District Council in August 2024 for the demolition of the existing building and construction of a replacement dwelling, although improvement of the current house is another viable option and plans are available for both schemes from Belton Duffey.

Set in landscaped grounds of 2.5 acres (subject to survey) and surrounded by attractive countryside with rural views towards St Andrew's church, renowned for its detached round tower, Meadow Brook affords a high degree of seclusion with security gated access to a private driveway, extensive parking and a detached double garage.

The existing accommodation includes dining hall, sitting room, versatile family/games room, inner hallway, ground floor bedroom with en suite dressing room and shower room, kitchen/breakfast room, utility and conservatory. On the first floor can be found a galleried landing, principal bedroom with en suite dressing room and bathroom, 2 further double bedrooms and family bathroom, with most rooms enjoying uninterrupted views.

SITUATION

Little Snoring is a charming unspoilt Norfolk village with a scattering of houses, a primary school, Post Office/stores, St Andrew's Church, the newly opened Olive Tree pub/restaurant and a private airfield. The village is perfectly positioned some 3 miles from the outskirts of the market town of Fakenham and 8 miles from the Georgian town of Holt with the larger centres of Norwich and King's Lynn also within easy driving distance. The north Norfolk coast, an Area of Outstanding Natural Beauty, is just 9 miles to the north.

PORCH

A partly glazed composite door leads from the front of the property into the porch with windows to the front and a cloaks cupboard to the side. Glazed door with glazed panels to the sides leading into:

DINING HALL

5.19m x 3.56m (17' 0" x 11' 8")

French doors leading outside to the rear garden and doors to the sitting room and inner hallway.

INNER HALLWAY

Staircase leading up to the first floor landing, 2 built-in storage cupboards and doors to the kitchen/breakfast room and bedroom 2.



KITCHEN/BREAKFAST ROOM

7.26m x 5.48m (23' 10" x 18' 0")

L-shaped room with a range of custom built oak base and wall units with granite worktops incorporating a 2 bowl butler sink with tiled splashbacks. Integrated appliances including an oven, microwave, ceramic hob with an extractor hood over, dishwasher. Recess for an American style fridge freezer and ample room for a breakfast table and chairs, sofas etc. Triple aspect windows overlooking the front and rear gardens and a door leading into:

UTILITY ROOM

Range of built-in base and wall cupboards with spaces and plumbing for a washing machine and tumble dryer, Grant oil-fired boiler. Window to the rear, door to the cloakroom and glazed double doors to the side hall.

CLOAKROOM

Wash basin, WC and a window to the side with obscured glass.

SIDE HALL

Window to the front and a glazed door with a glazed panel to the side leading into:

CONSERVATORY

UPVC double glazed construction on a low brick wall with a polycarbonate roof. Partly glazed door leading outside to the front of the property.

SITTING ROOM

5.19m x 3.94m (17' 0" x 12' 11")

Double aspect windows overlooking the front and rear gardens and a wide archway leading to:

FAMILY/GAMES ROOM

5.19m x 5.14m (17' 0" x 16' 10")

A triple aspect room with windows to the front and side and French doors leading outside to the rear garden.

GROUND FLOOR BEDROOM 2

6.59m x 4.00m (21' 7" x 13' 1")

Window overlooking the rear garden and a glazed door leading outside, doors to the dressing room and en-suite shower room.

DRESSING ROOM

Extensive range of fitted hanging rails with space for drawer units etc, window to the front.



EN SUITE SHOWER ROOM

A large walk-in shower enclosure with a chrome mixer shower, extensive range of vanity storage units incorporating a wash basin and concealed cistern WC. Window to the side.

FIRST FLOOR LANDING

Tall window on the half landing with fine views over the rear garden towards the church tower. Built-in airing cupboard, dormer window to the front and doors to the 3 upstairs bedrooms and family bathroom.

BEDROOM 1

5.19m x 5.14m (17' 0" x 16' 10")

Double aspect dormer windows overlooking the gardens and countryside beyond, archway to the dressing room and a door to the en-suite bathroom.

DRESSING ROOM

Extensive range of fitted wardrobe cupboards and a dormer window to the front of the property.

EN SUITE BATHROOM

3.94m x 2.19m (12' 11" x 7' 2")

A panelled bath, vanity storage units incorporating a wash basin and concealed cistern WC. Dormer window overlooking the rear garden.

BEDROOM 3

7.26m x 3.56m (23' 10" x 11' 8")

Built-in wardrobe cupboard and 3 double aspect roof light windows.

BEDROOM 4

4.00m x 3.71m (13' 1" x 12' 2")

Window overlooking the gardens to the side.

FAMILY BATHROOM

3.56m x 2.95m (11' 8" x 9' 8")

A panelled bath, shower cubicle with a chrome mixer shower, vanity storage units incorporating a wash basin and concealed cistern WC. Dormer window to the rear.



OUTSIDE

Meadow Brook is approached through 2 sets of double gates, 1 set electric, opening onto a sweeping drive in drive out driveway with parking for many vehicles and access to the double garage.

The delightful gardens and grounds have been attractively landscaped with many points of interest. Paved terraces flank the house to the sides with a neat formal lawn beyond bounded by hedging with a timber pergola. The gardens beyond comprise good sized lawns interspersed with mature trees, hedged boundaries and fine far reaching views over neighbouring countryside towards the village church

In all, the gardens and grounds amount to approximately 2.5 acres (subject to survey).

DOUBLE GARAGE

5.93m x 5.83m (19' 5" x 19' 2")

2 up and over doors to the front, power and light.

DIRECTIONS

Leave Fakenham, heading east on the A148 towards Holt, take the first left turning, The Street, signposted Little Snoring. Continue for approximately half a mile, almost to the end of the village of Little Snoring and take the right hand turning onto The Hill, at the village sign. Follow the road around to the right and turn immediately left onto Bull Close Lane, where you will see the property a little further up on the left-hand side.

OTHER INFORMATION

Mains water, private drainage and mains electricity. Oil-fired central heating to radiators. EPC Rating Band D.

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

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.



PROPOSED EASTERN ELEVATION OPTION 1
10/10/18



PROPOSED SOUTHERN ELEVATION OPTION 1
10/10/18



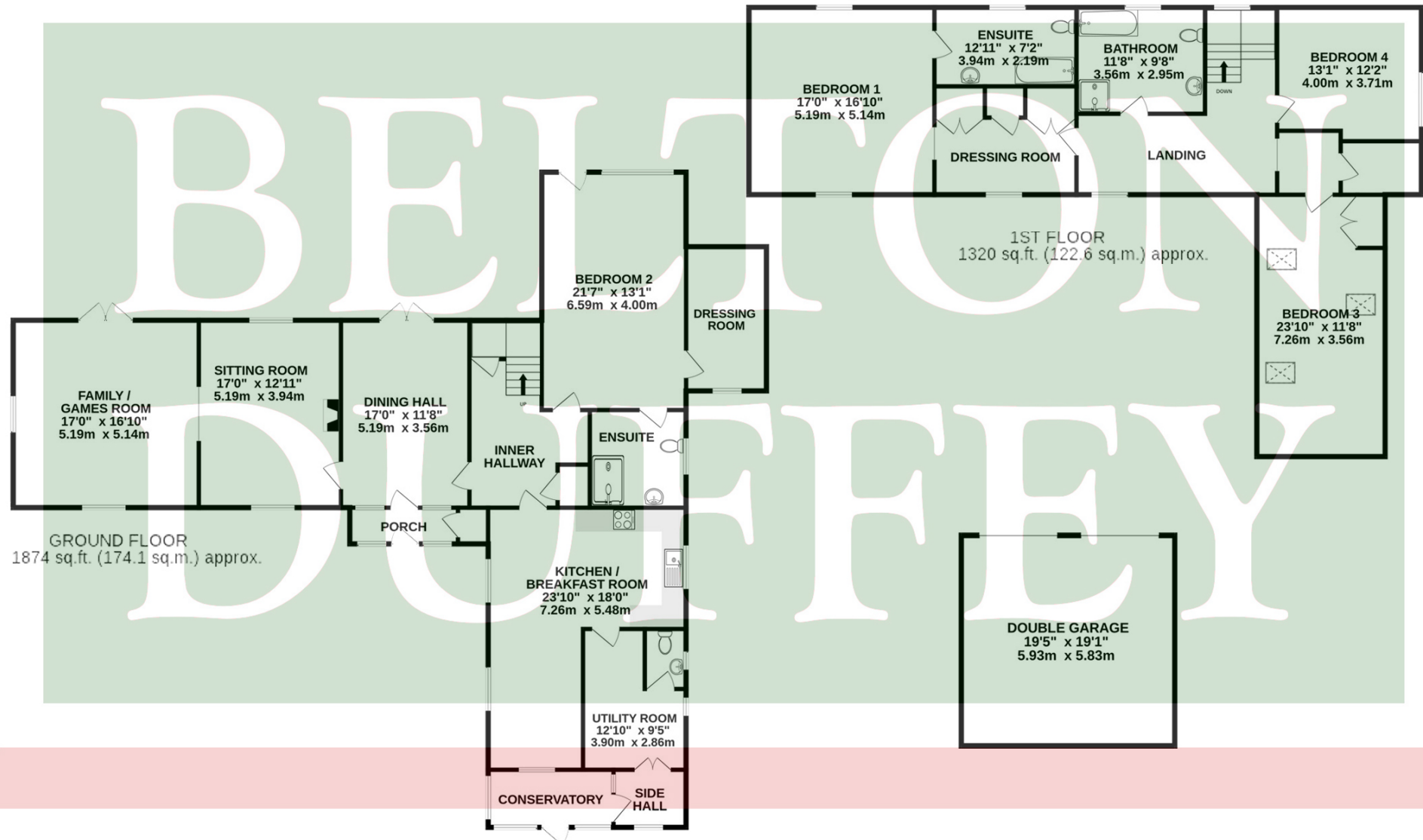
PROPOSED WESTERN ELEVATION OPTION 1
10/10/18

Proposed Improvements to Existing



Meadow Brook, Bull Close Lane, Little Snoring, NR21 0JR.

TOTAL APPROX. FLOOR AREA 3565 SQ.FT (331 SQ.M.)



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.

Proposed Replacement Dwelling



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