abbotFox
Bespoke.



Bacton, Norwich, NR12
Guide Price £775,000

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abbotFox Bespoke is a private office within abbotFox specialising in the sale and letting of some of the region’s most exclusive and prestigious properties.

Samuel Le Good I **Head of Bespoke**








BOSCH
JAMIE'S 30 MINUTE MEALS



THE DETAIL___

abbotFox Bespoke presents Manor Farm House, a charming, Grade II listed Elizabethan abode. The home is thought to have been constructed circa 1580 and exhibits stunning brick and flint architecture and a classical thatched roof, which was replaced in 2024.

Traditional character is easily evident throughout the property, particularly through its preserved features, such as exposed beams, inglenook fireplaces and tiled floors. Manor Farm House has exploited subsequent additions to create supplementary living space.

Ground floor accommodation includes a comfortable sitting room, dining room, utility room and a quaint, country style kitchen. A further study could be converted into a fifth bedroom if required.

All four bedrooms and a family bathroom are incorporated on the property's first floor and serve idyllic views over the rural surroundings. A number of storage rooms and outbuildings could be converted and merged into the main property, subject to the relevant planning consents.

Manor Farm House is situated on a tranquil country lane and is entered via a gravelled driveway which provides ample room for vehicle parking, whilst a stunning covered courtyard provides the ideal space for al-fresco entertainment.

The main garden has been newly landscaped and has been thoughtfully designed with areas of lawn, mixed shrub and herbaceous borders, whilst antiquated flint walls largely surround the outskirts of the grounds.

Being sold with no onward chain and with the potential to be furnished ready for occupation, an internal viewing comes highly recommended.



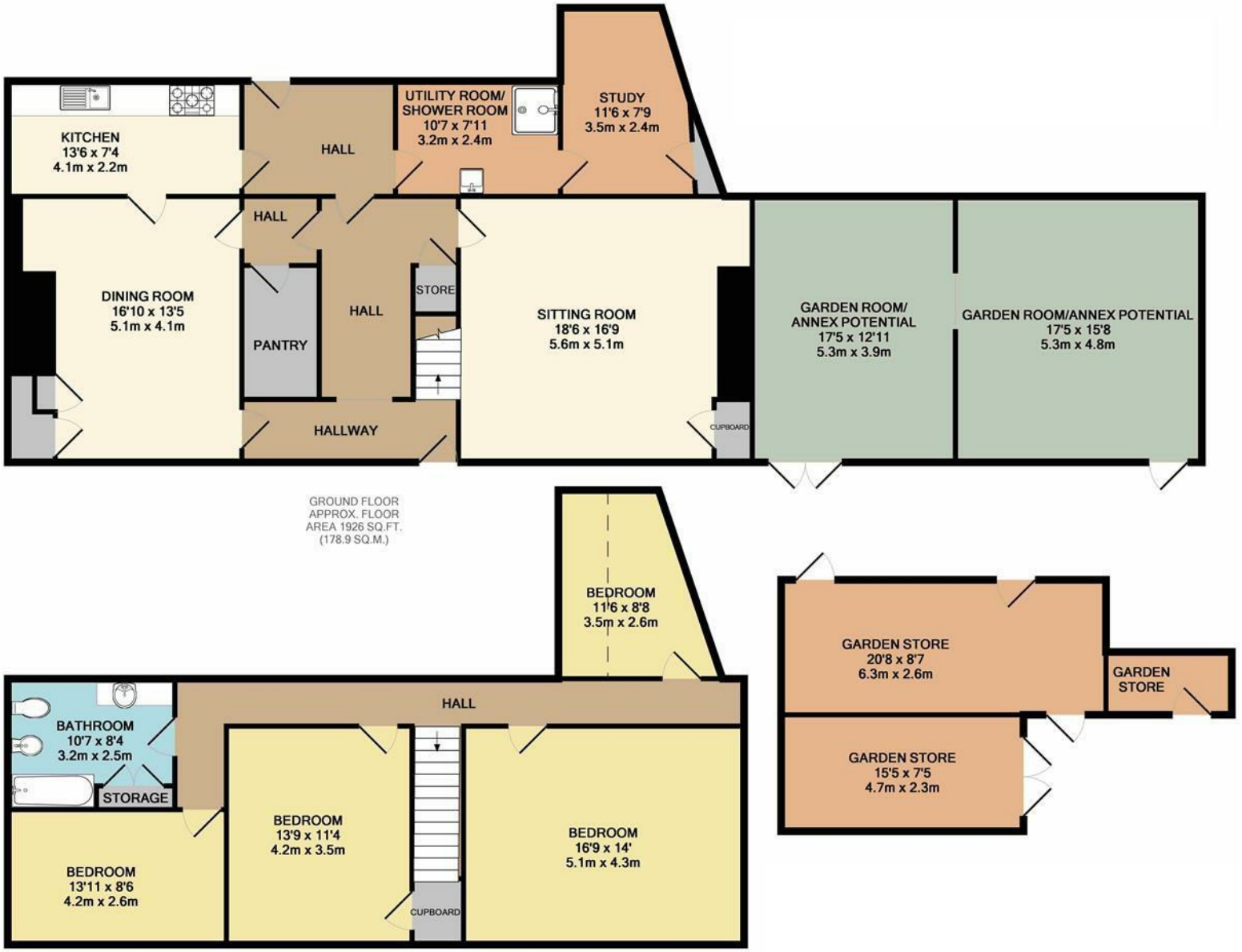



WRECKS OF THE NORTH EAST NORFOLK COAST



THE HIGHLIGHTS___

- Grade II listed home built circa 1580
- Easy access to the coast
- Countryside views
- Four bedrooms and generous living accommodation
- Traditional features throughout
- Range of outbuildings
- Thatch replaced in 2024
- Can be sold furnished and ready for occupation or holiday let
- Stunning mature gardens
- Guide Price £775,000 - £800,000



TOTAL APPROX. FLOOR AREA 2820 SQ.FT. (262.0 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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