



## Minns Farm, Blofield, NR13

Five Bedroom Detached House and Luxury Holiday Cottages - Guide £725,000 - £750,000



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abbotFox Bespoke presents Minns Farm. An attractive detached period home in a beautiful countryside setting together with three award-winning luxury self-catering holiday cottages with a combined potential income of £75,000 per annum.

The main house provides three reception rooms with an open fireplace in the sitting room and an open fireplace in the formal dining room. On the first floor, there are three bedrooms, two bathrooms, the principal bedroom with ensuite. There is an abundance of character throughout the property.

The holiday cottages are accessed via a separate driveway and comprise of three individual cottages (former forge cottages). The whole property is being sold as a going concern with the benefit of all furnishings and equipment as well as all future bookings. The cottages have been given a Rose Award and have a 5-star rating on google review.

## KEY FEATURES

- Detached period home
- Three award winning holiday cottages
- Potential income of approx £75,000 per annum
- Rural location
- Extensive grounds
- The holiday cottages are accessed via a private driveway
- Guide Price £750,000-£800,000

## SITUATION

The delightful parish of Blofield encompasses the hamlets of Blofield, Blofield Heath and Blofield Corner, all sharing a community spirit and rustic splendour. Blofield offers a range of amenities, including the popular Kings Head public house, a primary school, convenience store, fish and chip shop and hairdressers.

Brundall is situated roughly one mile to the south and boasts a railway station on the Norwich - Great Yarmouth line, whilst access to the renowned Norfolk Broads is also offered here. Norwich is a short 8.5 miles from Blofield and contains a wealth of nationally recognised shopping facilities, a mainline railway serving London Liverpool Street and international airport.

## SERVICES

All mains services connected

## LOCAL AUTHORITY

South Norfolk District Council

## COUNCIL TAX BAND

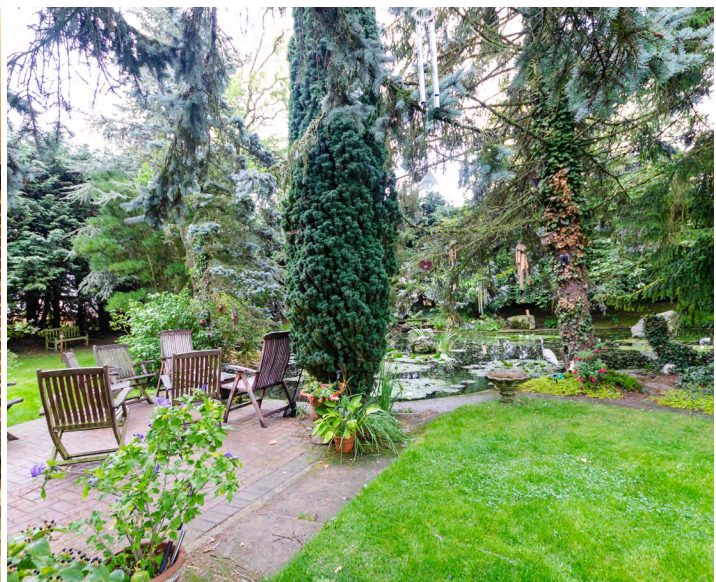
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## TENURE

Freehold







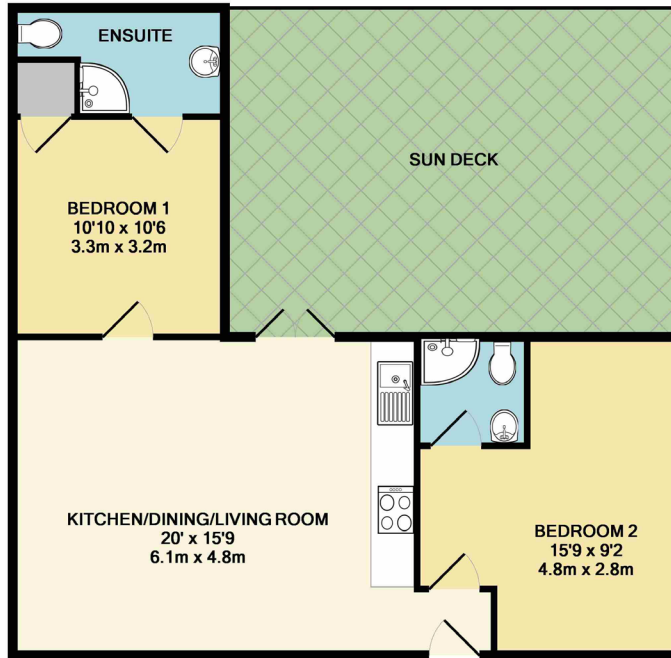




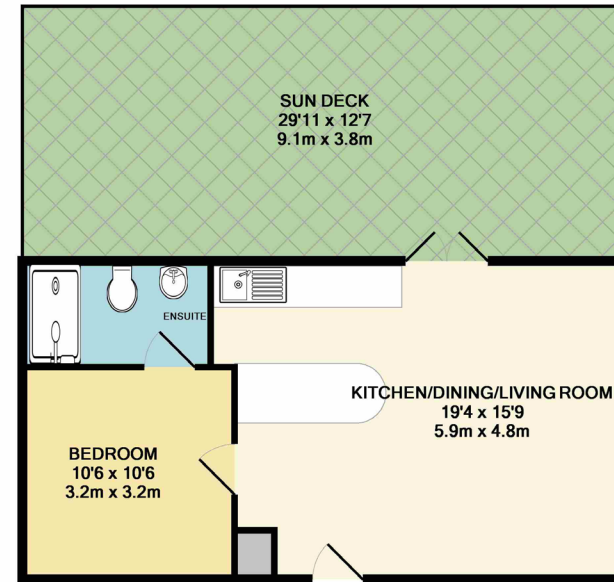


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HOLIDAY COTTAGE 1  
APPROX. FLOOR  
AREA 691 SQ.FT.  
(64.2 SQ.M.)



HOLIDAY COTTAGE 3  
APPROX. FLOOR  
AREA 471 SQ.FT.  
(43.8 SQ.M.)



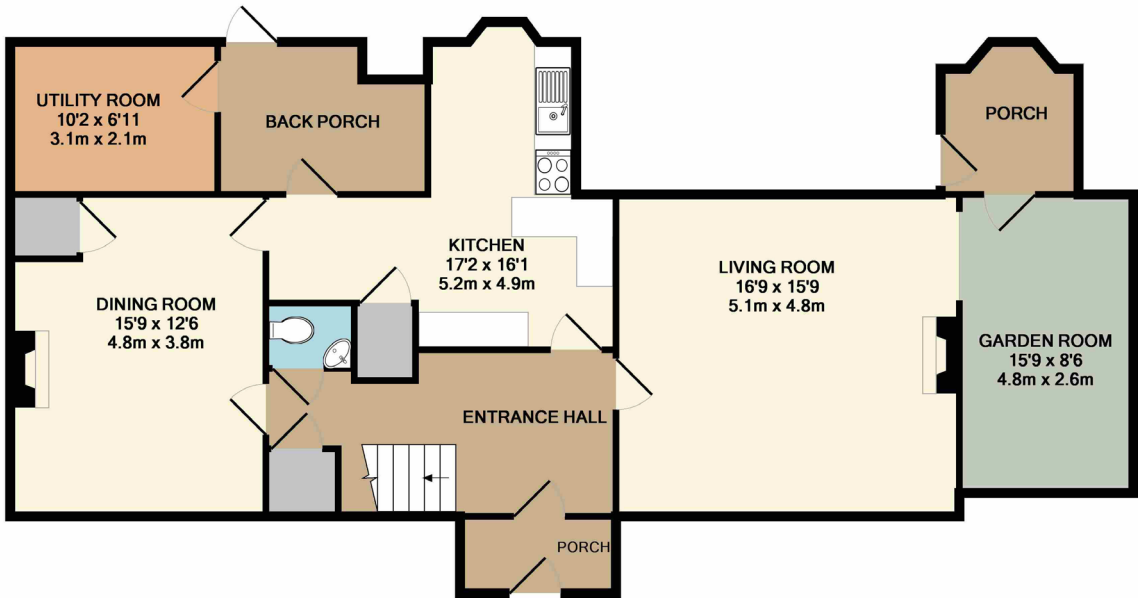
HOLIDAY COTTAGE 2  
APPROX. FLOOR  
AREA 455 SQ.FT.  
(42.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1617 SQ.FT. (150.2 SQ.M.)

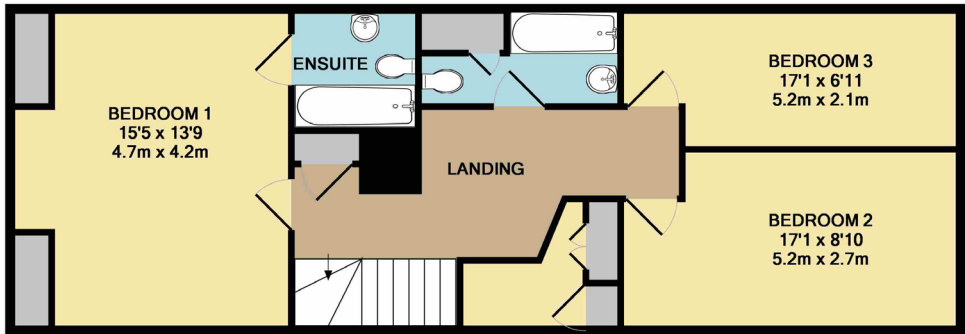
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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GROUND FLOOR  
APPROX. FLOOR  
AREA 1138 SQ.FT.  
(105.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 728 SQ.FT.  
(67.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1866 SQ.FT. (173.3 SQ.M.)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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