



Manor Farm House, Bacton, NR12

Four Bedroom Farm House - Guide Price £550,000 - £575,000

Manor Farm House, Bacton, NR12

Four Bedroom Farm House - Guide Price £550,000- £575,000

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.

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. A brick car port and large gravel area provide 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.

SITUATION

The beautiful coastal village of Bacton is situated within the idyllic North Norfolk region and is renowned for its quiet, sandy beaches which offer endless miles of scenic walks and a vibrant, rural community. Whilst the village provides a selection of seaside amenities, including fish and chip shops, pubs, cafes and a primary school, the popular market town of North Walsham can be found only five miles away. North Walsham is able to offer a more comprehensive range of shopping facilities, plus a train station with regular departures to and from Norwich. The city of Norwich is roughly 20 miles from Bacton and offers nationally acclaimed shopping outlets, a mainline railway serving London Liverpool Street and an international airport.

SERVICES

All mains services connected

LOCAL AUTHORITY

North Norfolk District Council

COUNCIL TAX BAND

Band F

TENURE

Freehold

KEY FEATURES

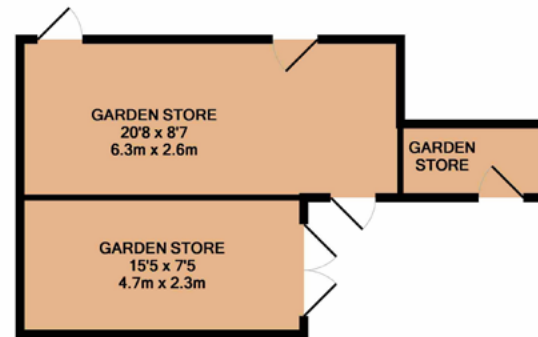
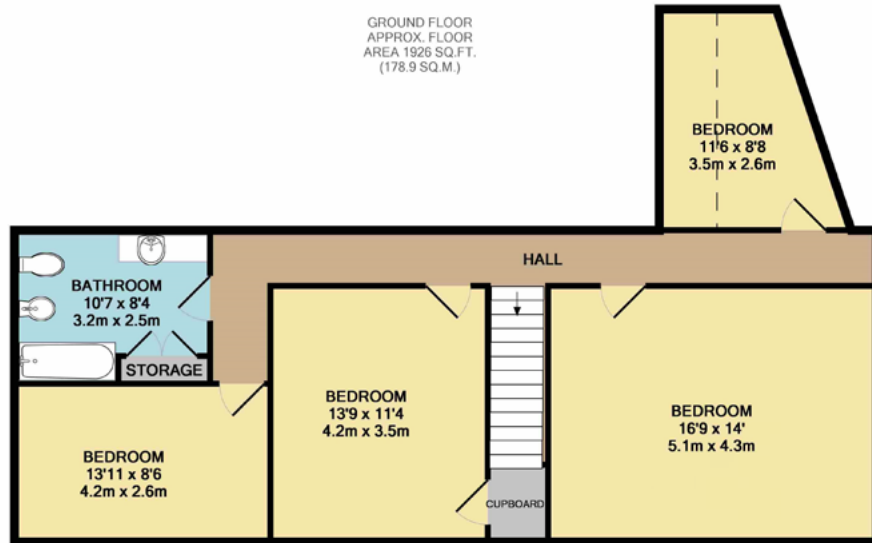
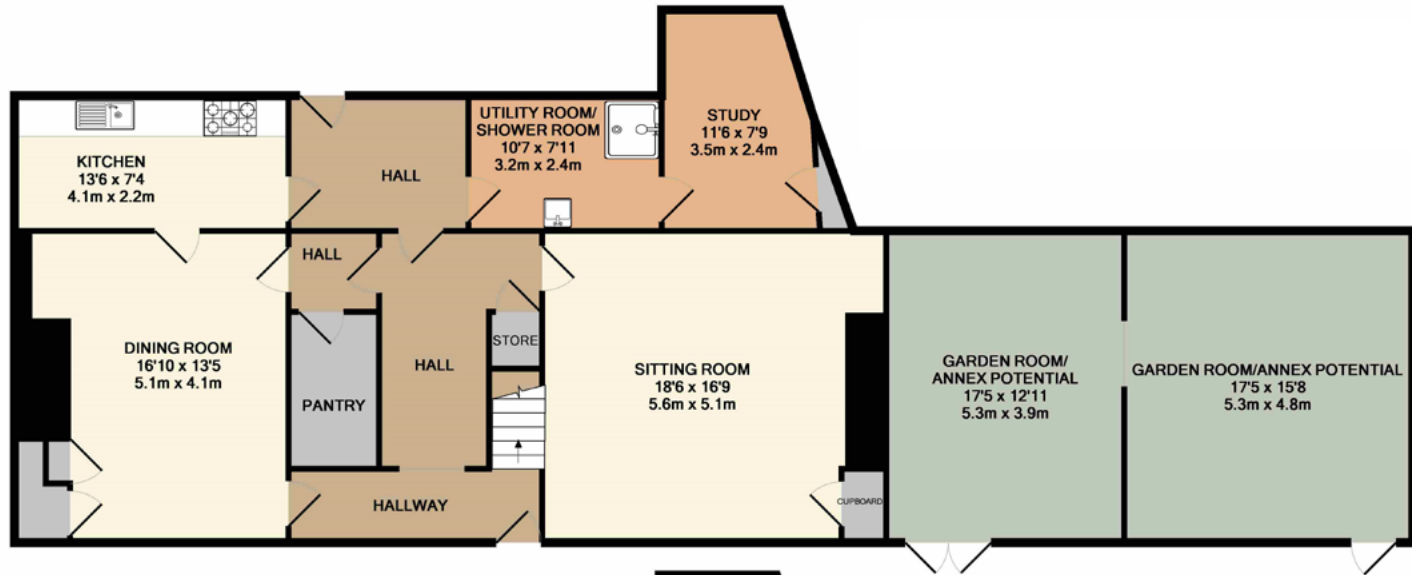
- Grade II listed
- Built circa 1580
- Countryside views
- Four Bedrooms
- Traditional features
- Range of outbuildings





Manor Farm House, Bacton, NR12

Four Bedroom Farm House - Guide Price £550,000 - £575,000



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.

Made with Metropix ©2017

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

Grade II Listed

Disclaimer - In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending purchasers do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.



Ian Forrest Branch Manager
01603 660000
ianforrest@abbotfox.co.uk