



Brooke Road, Shotesham All Saints, Norwich, NR15 1XN

'GOOD LIFE' EPC rating 'A', modern home set in 21 ACRES (stms) with extensive barns, fenced paddocks, long driveway and no close neighbours. Agricultural Occupancy for an 'agricultural worker solely, mainly or last working on the land' at the property.

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Located on the edge of the village with a long driveway, the house is away from close neighbours. Accommodation Entrance hall, with utility area, wc and shower room, kitchen/dining room, sitting room, ground floor bedroom 3 / further reception, two first floor bedrooms, large landing, family bathroom, en-suite wc with wash hand basin, large loft storage area with pull down ladder. Outside Extensive former poultry shed, steel framed barn, with large general purpose store with internal walls, fenced paddocks. Local distances Brooke 1.5 miles; Poringland 3.3 miles; A47 4.8 miles; A11 7.5 miles; Norwich 8 miles; Norwich International Airport 13 miles Local Notes Brooke provides good basic local amenities, with a wider range at Poringland and the city of Norwich provides extensive shopping, recreational, cultural and business amenities including an international airport and rail link to London Liverpool Street. Local Authority South Norfolk District Council Council Tax Band A Energy Efficiency Rating A Services Private drainage (treatment plant) Mains electricity and water Ground source central heating Agents Note Agricultural Occupancy Condition "The occupation of the dwelling shall be limited to an agricultural worker solely or mainly working or last working on the land... or a widow or widower of such a person and any residents dependants." There are solar panels which provide a useful income. A neighbouring farmer has a right of access up the driveway to access the field to the north-east of Hengate Farm. There is a gas pipeline which crosses part of the land.

ACCOMMODATION Hengate Farm is an energy efficient home, with ground source central heating, underfloor heating on the ground floor and several solar panels which also provide an income. There is also a 4,500 litre rainwater trap system. The house offers good sized flexible accommodation with a ground floor shower room and bedroom 3 which has great potential for an annexe/granny flat. The loft storage area above has potential to be included into the accommodation subject to necessary building regulations. The large kitchen is open plan to the dining room and living area with a central island and granite worksurfaces. There are French doors to the outside. The sitting room has a fireplace and views to the south over the paddocks and countryside beyond. On the first floor there is a large landing; family bathroom; two bedrooms, each with wardrobe storage; and an en-suite wc and basin. OUTSIDE The house sits centrally in the land and is approached by a driveway from the road. The driveway continues through the farm, giving access to the farm buildings, and the fields. The land is laid to grass and has been used for cropping hay, grazing horses and sheep. There is water to most of the paddocks and the land is fully fenced. The farm buildings include a substantial former poultry building (approximately 12m x 46m) with open-fronted lean-tos on each side, a metal corrugated roof. This is currently used for general livestock purposes and winter stabling. There is potential for this to be reinstated as a poultry building or possibly converted to indoor stabling. There is a modern steel framed barn (approximately 15m x 24m) currently used as a general purpose agricultural store

BASE INFORMATION:

Bedrooms : 3

and there are further storage areas currently with internal partitions and rooms which offer great flexibility.
VIEWINGS Strictly by appointment through ECR Properties to serious buyers, following the current government guidelines.