



Common Farm, Bessingham, Nr Holt, Norfolk

For the finer things in property.

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



# Common Farm Bessingham, Nr Holt, Norfolk NR11 7JU

A private and secluded period farmhouse with separate cottage, associated outbuildings situated in a desirable area of north Norfolk

Sheringham station 5 miles, Holt 6.8 miles, Norwich Airport 18.7 miles, Norwich station 23.3 miles, A11 26.3 miles

Common Farm: Entrance hall | Kitchen / breakfast room | Living room | Dining room | Snug | Study | Conservatory | Boiler room | Utility room | WC | Store room | WC

First floor: Principal bedroom with en suite bathroom and shower room | Four further bedrooms | Family bathroom | WC

Outside: Private driveway | Off street parking | Workshop | Store | Barn | Former milking parlour | Double garage | gardens and grounds

In all about 13.59 acres. EPC - E. Cottage E.

## The property

Common Farm is a charming five bedroom brick and flint farmhouse offering versatile accommodation arranged over two floors. The characterful property is accessed via an entrance hall with cloakroom useful utility and cloak cupboard. Double doors open to the charming dining room with its brick-built inglenook open fireplace, exposed flint wall and turned stairway, flowing naturally into the adjacent multi-aspect drawing room with a feature fireplace of its own. The room is filled with natural light via the unique curved adjoining conservatory, which enjoys far-reaching views and access to the pristine terrace and garden. A hallway flows around and into the cosy sitting room with fireplace, which opens into a tranquil double-aspect study. Within the hallway are built-in store cupboards, an additional cloakroom and a second stairway to

the first floor. Sitting centrally is the in-keeping country style kitchen which features an array of cabinetry, a green AGA range, a breakfast room alongside and a boiler room.

The first floor houses the generous principal suite, with its wall of bespoke fitted wardrobes and access to a deluxe en suite shower and bathroom. Four further well-proportioned and bright bedrooms, also with integrated clothes storage, along with a cloakroom and large family bathroom, complete the first floor.

Primrose Cottage is a delightful three bedroom period cottage with private parking and gardens. The property is currently let out on an Assured Short Tenancy (AST).

## Outside

The residence sits within an 13.59 acre plot nestled among lush countryside and is approached via a long, tree-lined gravelled driveway to a walled forecourt alongside an area of hardstanding beside the property. From here, the versatile brick-built outbuilding containing a pair of garages, a cow shed and a barn is accessed, with a separate workshop and store. The grounds are largely laid to immaculate level lawn and bordered with mature specimen trees and neatly trimmed box hedging, interspersed with various herbaceous borders. There is also a well-maintained wooded area, along with a paved and walled south-facing sun terrace.

## Location

The Norfolk village of Bessingham is situated between Holt, Cromer and Aylsham. Nearby Aldborough has a public house, doctor's surgery, garage and convenience store, whilst the Georgian market town of Holt has an array of boutique shops and eateries. The North Norfolk Coast has miles of unspoilt beaches and nature reserves where numerous leisure activities can be pursued. Sheringham, 5 miles north, offers seaside facilities and a local railway station with links servicing Norwich. The city of Norwich provides more extensive facilities, with the mainline station providing London links, whilst the A11 offers connections to the M11.























THIS PLAN IS FOR INFORMATION PURPOSE

## Floorplans

House internal area 3,501 sq ft (325 sq m)

Garage internal area 346 sq ft (32 sq m)

Barn, Former Milking Parlour and Workshop internal area 2,086 sq ft (194 sq m)

For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8567265/JRD

## Direction

From Holt, follow Hempstead Road and continue onto the Street for a total of 3.1 miles before turning left onto Gresham Road. After 0.5 miles, take the right onto Rectory Road and proceed for just over a mile onto Barningham Road. Turn right and proceed onto Brick Kiln Lane, where the property will be on the left.

## Agents Note

For more information on Primrose Cottage, please speak to the selling agent.

## General

**Local Authority:** North Norfolk

**Services:** Private drainage. Mains water and electricity. Oil fired central heating. We understand that the private drainage at this property does comply with the relevant regulations.

**Council Tax:** Common Farm: Band E. Primrose Cottage: Band D.

**Tenure:** Freehold

**Guide Price:** £1,850,000

## Norwich

4 Upper King Street, Norwich, Norfolk NR3 1HA

**01603 617431**

[norwich@struttandparker.com](mailto:norwich@struttandparker.com)

[struttandparker.com](http://struttandparker.com)

[@struttandparker](https://twitter.com/struttandparker)

[/struttandparker](https://facebook.com/struttandparker)

Over 45 offices across England and Scotland, including Prime Central London



For the finer things in property.



**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken August 2023. Particulars prepared August 2023. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited