



Burefield, Church Road, Horning, Norfolk

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Burefield

Church Road, Horning, Norfolk NR12 8PZ

An impressive Edwardian riverside house on the Norfolk Broads with extensive range of outbuildings in 13 acres.

Horning 1.4 miles, Wroxham 4 miles, Norwich 11 miles, Coast 11 miles

Ground Floor: Entrance hall | Open plan kitchen family room | Games room | Garage room Utility | Guest WC

First Floor: Landing | Drawing room | Dining room | Service kitchen with pantry | Study Double bedroom | Bathroom

Second Floor: Principal bedroom with en suite bathroom | Three further double bedrooms Shower room | WC

Outside: Extensive range of outbuildings including: Boat house with shed | Boat house Summer house | Machinery barn | The Barn Garage barn | Tractor shed & apple store | Part sunken tennis court | Landscaped gardens Quay heading | River frontage

All in about 13.77 acres. EPC - D

The property

Burefield occupies just under 14 acres of grounds and approximately 500 meters of river frontage. The property enjoys a magnificent southerly aspect over the river and marshes from first floor principal rooms towards Ranworth Church. Built in 1911 and extended in 1936, Burefield is mock timber framed with brick and rendered elevations under a thatch roof, and is available for purchase for only the third time since it was first built. Inside the property enjoys over 5,000 sq ft of accommodation over four storeys. The ground floor entrance hall is spacious and leads to a large open plan kitchen with dining and seating areas as well as features such as wood burning stove, dumb waiter and Edwardian servants bell box. Adjacent to the

kitchen are the utility room with pantry, a games room and an integral garage room. The first floor contains the principal reception rooms which enjoy a fantastic elevated view south over the lawn gardens and waterways beyond. Most notably a large 29 foot long drawing room with ornate ceiling plasterwork and bay window seat. Double doors lead through to a large wood panelled study again with feature curved bay window and exit door to a balcony with external steps down to the garden terrace. The dining room is also panelled and is adjacent to the dumb waiter and a servants kitchen with pantry. This floor also has a large double bedroom and family bathroom. The principal bedroom and its en suite bathroom is on the second floor along with three further double bedrooms, a shower room and separate wc. On the lower ground floor is an extensive cellar accessible from an external door of the east elevation.

Outside

The property is approached over a York stone driveway with parking for numerous vehicles alongside a large garage barn and a smaller tractor shed with apple store. The York stone paving extends on both sides of the property to the south facing terrace and continues as a path south of the house past a large lawn garden down to the waters edge where there is a boat house with shed and quay heading. A footbridge leads over to an island flanked by two inlets from the River Bure, also with boat house and quay heading down to a summer house on the river's edge. To the east of the house is further gardens that lead down to a part sunken walled tennis court with stone pillared galleried staircase and further beyond a large right angled machinery barn that houses pumps that once serviced an irrigation and domestic system. A large ornate serpentine brick wall with pitched tiled roof separates gardens to the east and leads up to a moon gate to an attractive open plan barn with walled gardens to the rear and parterre kitchen gardens, orchards and greenhouses to the front. Further grounds comprise a paddock and a field with separate access from the north.





Outside cont/...

The landscaped grounds enjoy a large selection of mature specimen trees including varieties of Oak, Atlantic Cedar, Blue Cedar, Wellingtonia, and Cypress Pine. Naturally, the peaceful and rural environment in which Burefield occupies means that seeing deer, kingfishers or marsh harriers is a part of a normal day.

Location

Burefield is located on elevated ground off a peaceful country road next to St Benedicts Church just east of the village of Horning and on the north bank of the meandering River Bure in the heart of the Norfolk Broads National Park. Horning is a picturesque riverside village with local pubs, eateries, post office, shops and independent businesses including sailing and boating. Wroxham is four miles to the west and is renowned as being the heart of the Norfolk Broads and has a further range of amenities including a good range of shopping and banking facilities. Wroxham also has its own railway station with regular trains to Norwich, with connecting trains onwards to London Liverpool Street and in the other direction via the Bittern line to the North Norfolk Coast. The Cathedral City of Norwich, the regional centre is 11 miles to the south west and offers a comprehensive range of commercial entertainment, cultural amenities and excellent schooling. On the North side of the City is Norwich international Airport which caters for both domestic and international flight destinations.







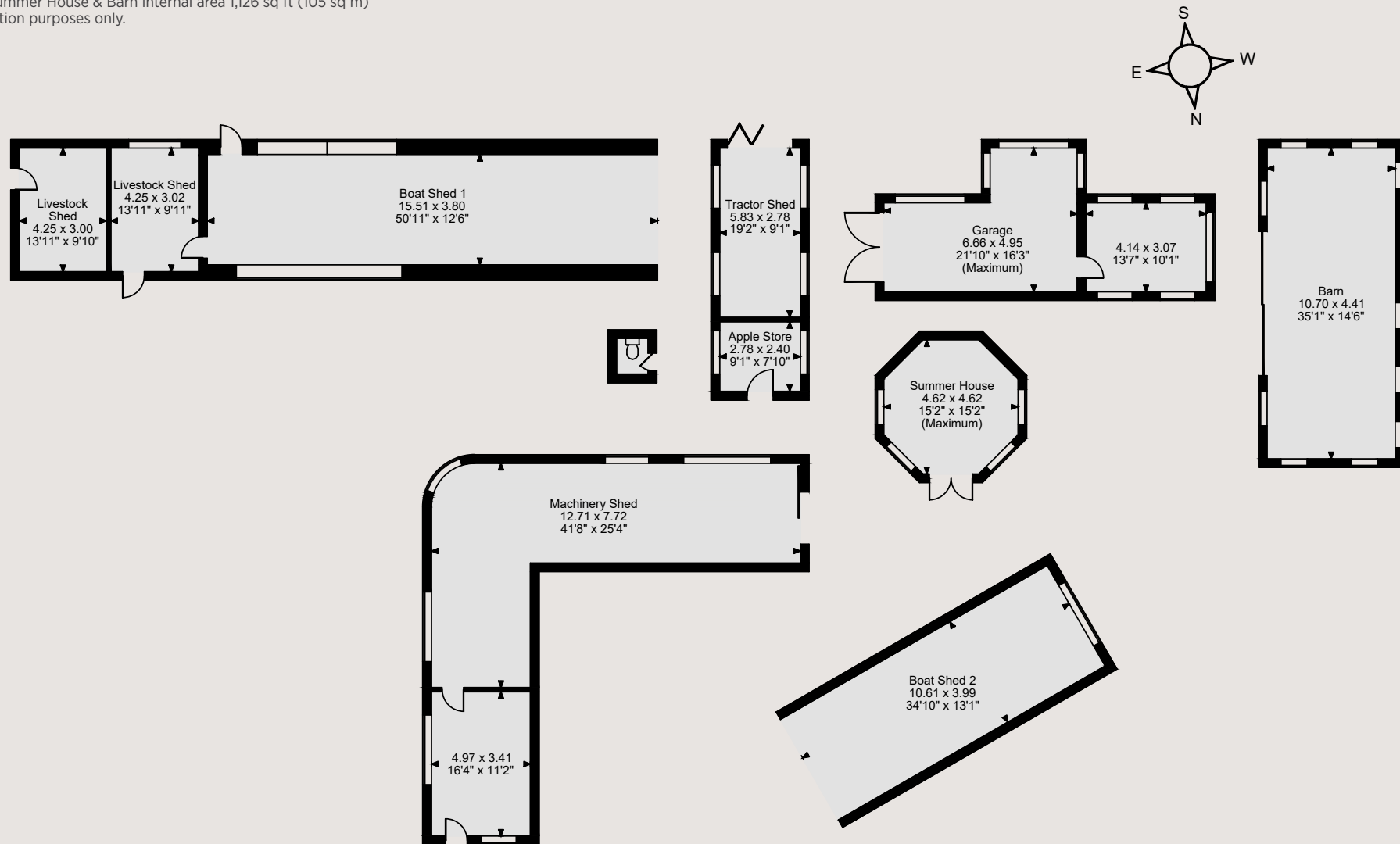


Floorplans

Sheds internal area 2,459 sq ft (228 sq m)

Workshop, Summer House & Barn internal area 1,126 sq ft (105 sq m)

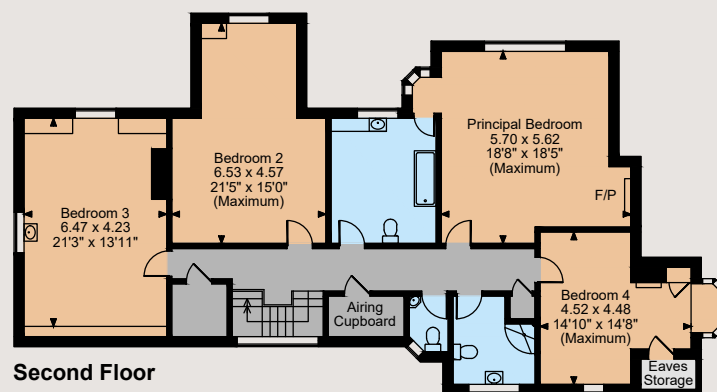
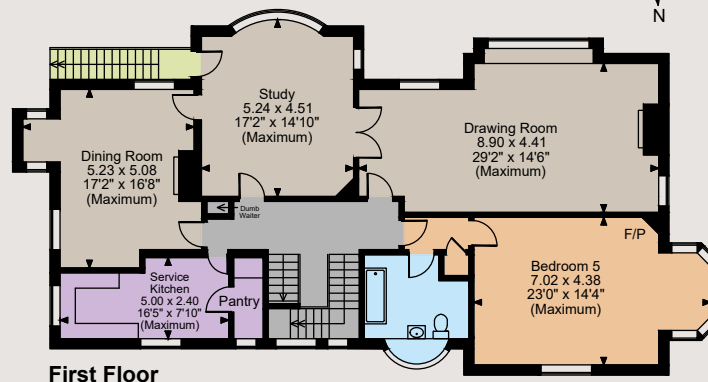
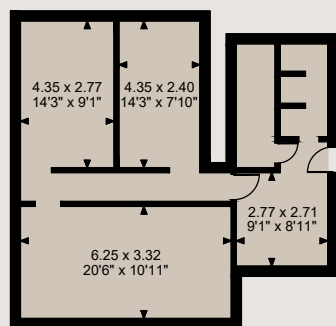
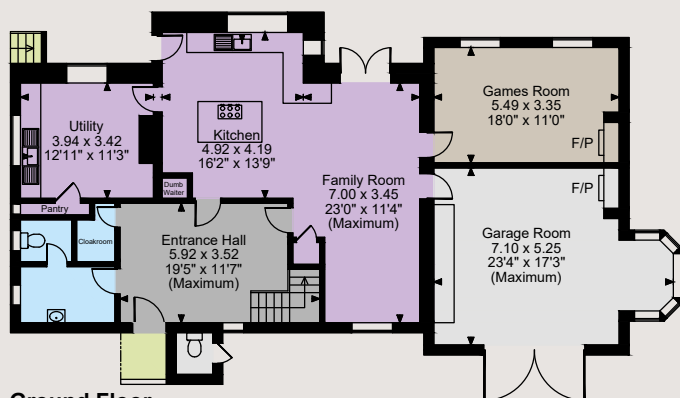
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Floorplans
House internal area 5,115 sq ft (475 sq m)
For identification purposes only.



Directions

From Norwich, head north east on the A1151 towards Wroxham. Once in Wroxham, continue over Wroxham Bridge through Hoveton and turn right (last exit) at the second mini roundabout onto the A1062 Horning Road signposted to Horning. Continue past BeWILDerwood and upon reaching the village sign for Horning, continue for another mile before taking a right turn opposite Grove Farm. Go straight over at the following T junction and upon reaching the lychgate for St Benedicts Church as the road bears right, the driveway leading to Burefield is straight ahead.

General

Local Authority: North Norfolk District Council

Services: Oil fired central heating, mains electricity, private water and drainage. We understand that the private drainage at this property comply with the relevant regulations.

Council Tax: Band G

Tenure: Freehold

Guide Price: £2,350,000

Norwich

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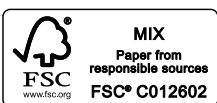
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