

CHURCH FARM HOUSE.
Bodham, Holt.





PREFACE.

Accommodation:

Ground floor: Entrance Hall | Sitting Room | Dining Room | Garden Room
| Kitchen | WC, Utility

First & Second Floor: Bedroom with Adjoining Bathroom | Further Three
Bedrooms | Two Further Bathrooms | Store | Attic

Outbuildings:

Cart Shed | Large Barn with various spaces, which present an opportunity
to adapt to suit personal needs and desires.

Garden and Grounds:

Approximately 1.17 acres of garden and grounds

For sale Freehold:

Approximate Total Floor Area: 744 sq m / 8,011 sq ft



WHY WE LOVE CHURCH FARMHOUSE.

‘Church Farmhouse is a majestic and beguiling country home located in an idyllic, semi-rural setting with rolling countryside all around, yet conveniently close to Gresham’s School, the Georgian market town of Holt, and North Norfolk’s heritage coastline.’



This property comes with a cluster of traditional brick and flint barns that remain with the farmhouse and have not been converted as of yet. This presents a very rare opportunity to purchase a fine country house with the benefit of highly versatile ancillary buildings that could be adapted for a variety of uses. (subject to the usual required consents)

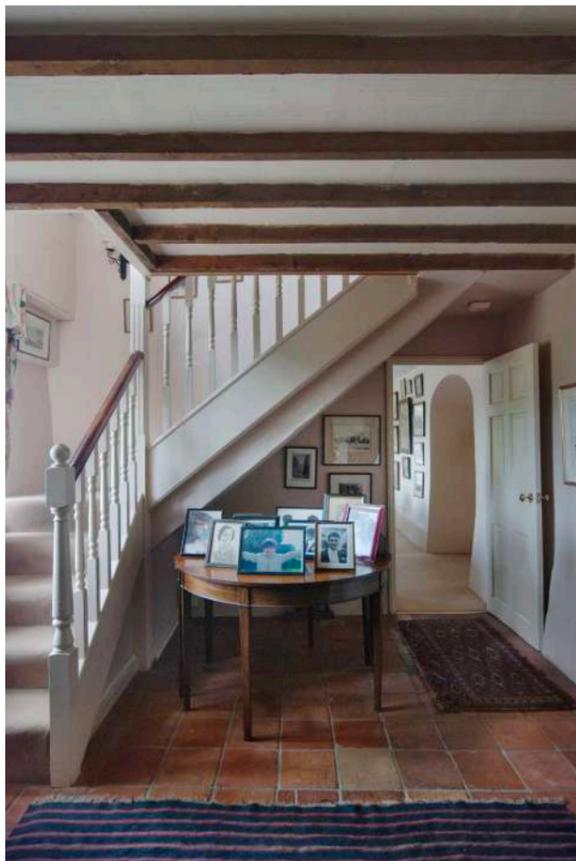
The farmhouse with its intricate brick and flint elevations set under a traditional pantile roof strikes a handsome pose. Extending around 3,800 sq. ft. and set over three floors, this extensive and characterful accommodation is perfectly balanced for family life, whilst formal grounds create a magical environment for the house to enjoy.

The house retains much of its period charm and character, whilst

subtly blending modern comforts and versatility. The ground floor features a spacious reception hall, three formal receptions, a delightful farmhouse kitchen with an Aga, and a magnificent garden conservatory room. Notably, the formal sitting room spans over 37 ft. in length, with open fireplaces at either end and lovely views over the formal gardens.

The first floor boasts four principal bedrooms and three bathrooms. The larger of the bedrooms has an ensuite bathroom, whilst two further family-sized bathrooms sufficiently serve the three other bedrooms.

Rising to the second floor, you will find an attic room that is full of character and extends to over 36 ft. in length. A large and highly versatile room, the attic room has served as a dormitory-style bedroom for family gatherings.



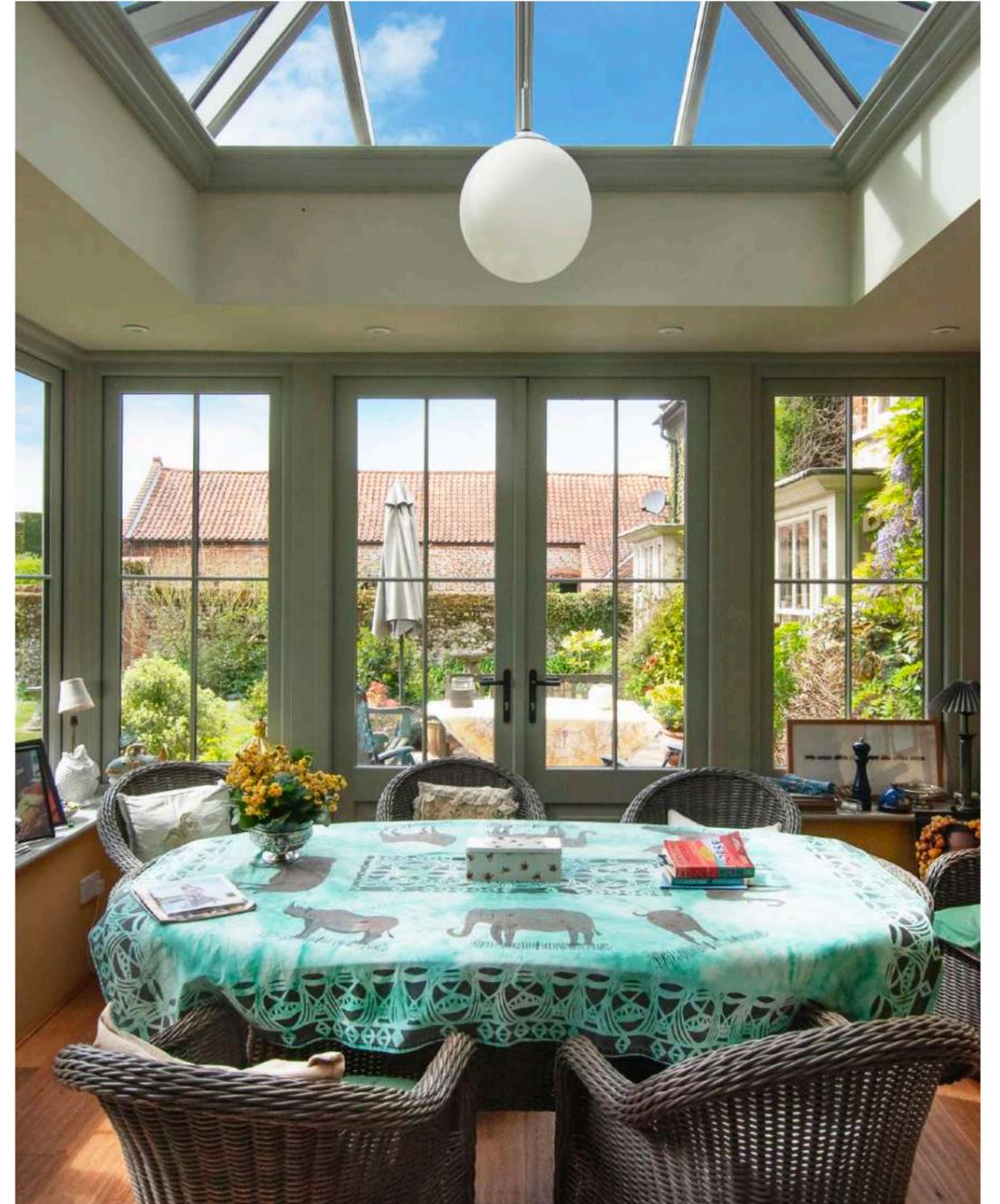


CHURCH FARMHOUSE.



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OUTSIDE.

‘The formal grounds extend to around 1.2 acres. Predominantly Southwest facing, the formal garden areas are well-established and beautifully landscaped.’

Sprawling lawns are flanked by ornate flint walls, whilst waves of colour burst from flowering borders. A selection of specimen trees provides shape and dappled shade, whilst a paved sun terrace sets the perfect scene for outside entertaining.

Beyond the formalised gardens, you will find an enclosed hard-surface tennis court along with an attractive, period barn that serves as a pavilion to the tennis court and also a sheltered entertaining space looking out over the gardens.

On the west elevation of the farmhouse, and separated by flint walls, is a cluster of traditional barn buildings. This wonderful group of barns extend to around 3,800 sq. ft. of floor space currently over one level and present an opportunity to adapt to suit personal needs and desires.

The barns were granted residential planning along with the workshop back in 1992 under planning reference PF/92/1799, which has since expired. Whilst any efforts to develop the barns into separate residential dwellings would require relevant planning consents, we do feel that they lend themselves well to conversion into two or three properties, or provide extensive ancillary space for the farmhouse, along with garaging and workshops.

Church Farmhouse commands an enviable, semi-rural location with rolling countryside on all sides, yet is highly convenient for Gresham's School, the historical Georgian market town of Holt, and the heritage coastline.





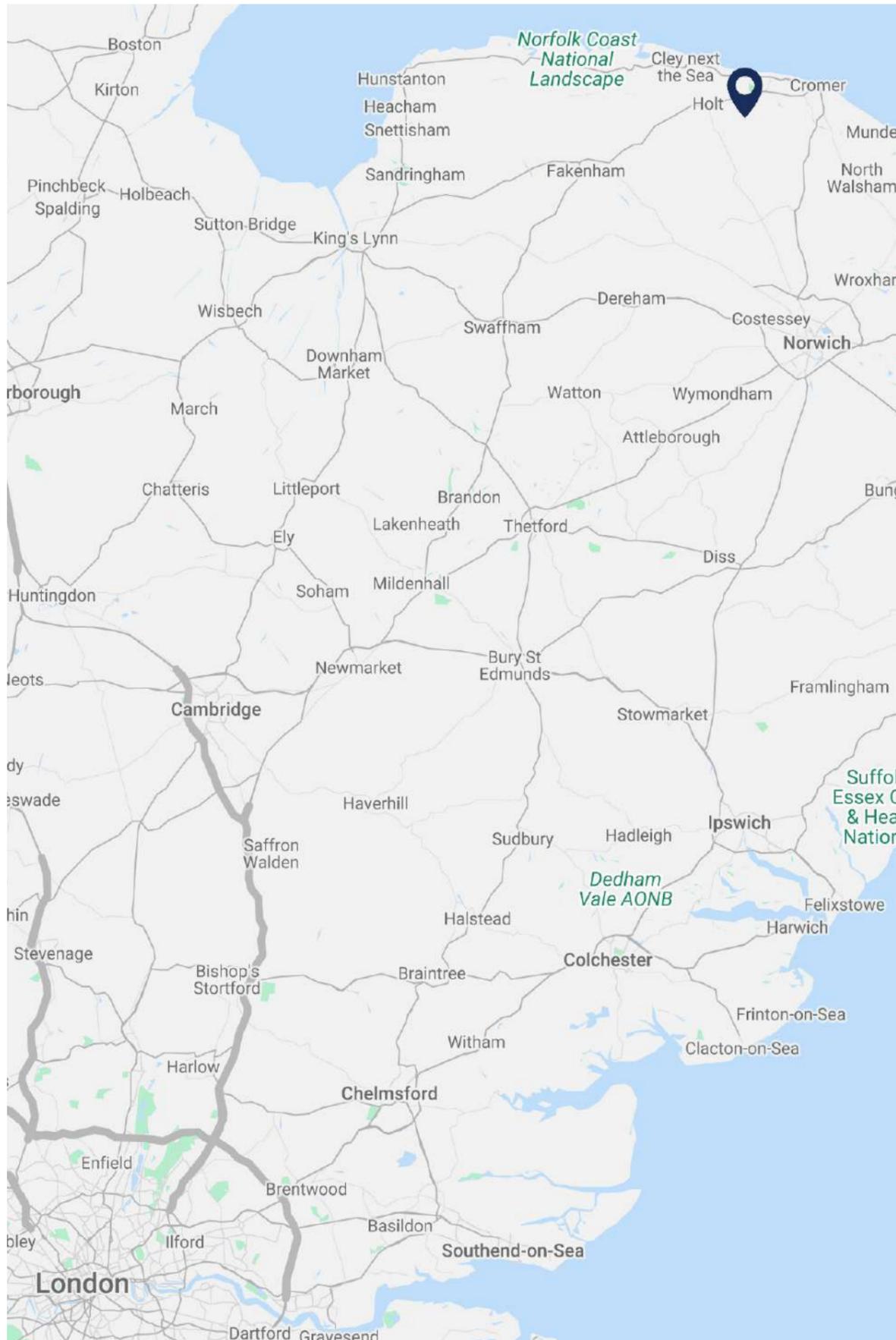
CHURCH FARMHOUSE.



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LIVING IN NORTH NORFOLK.

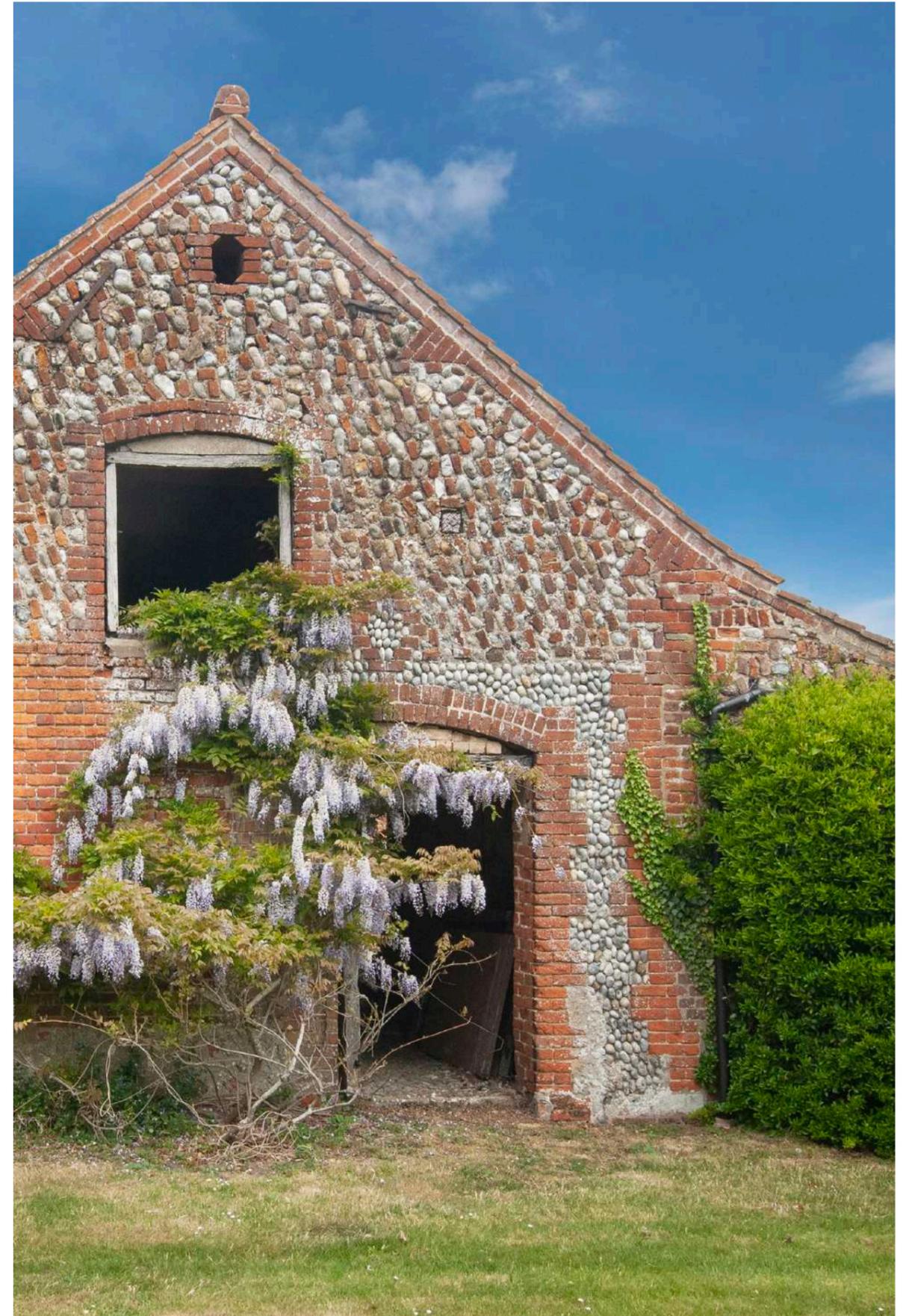
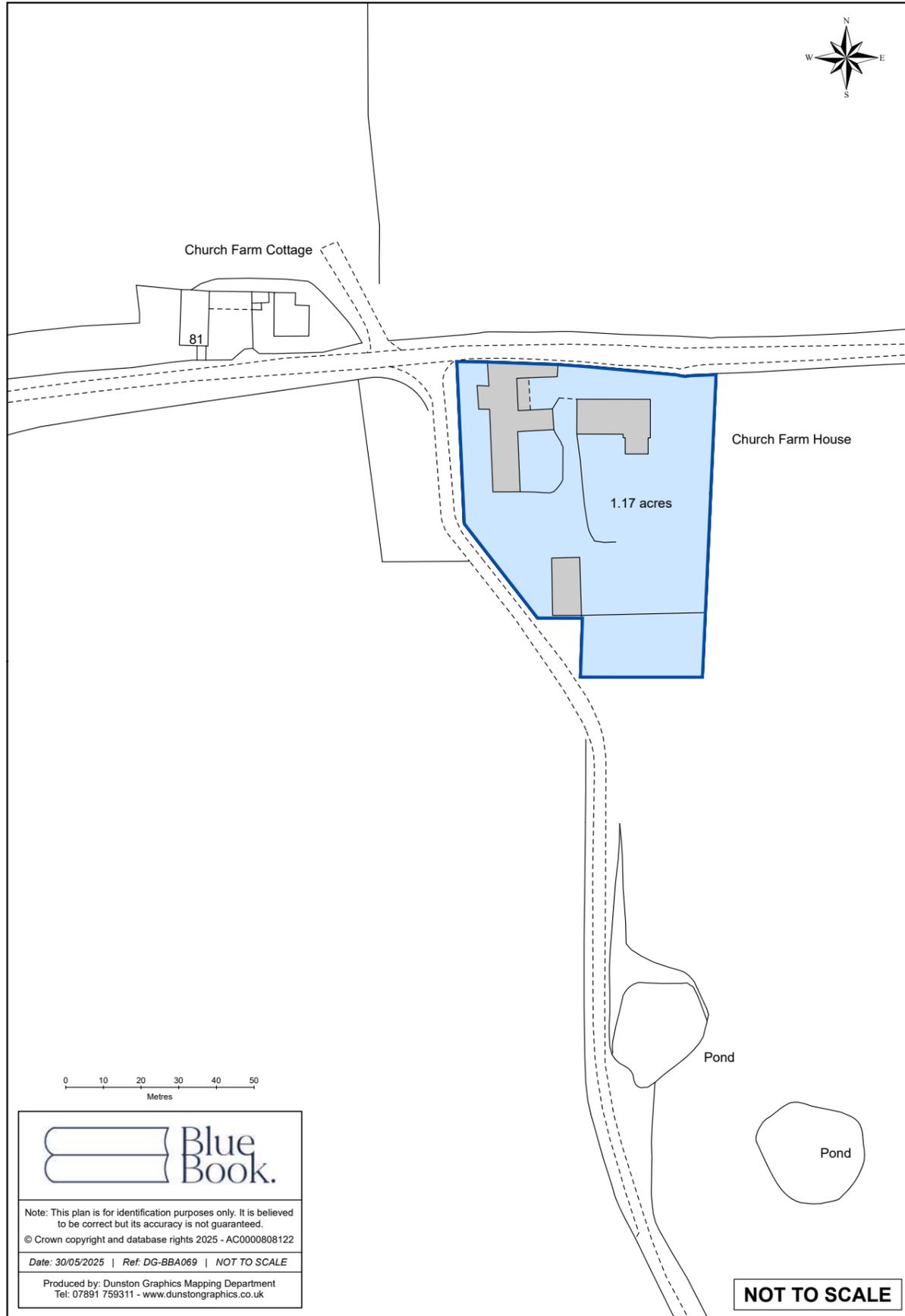
‘Excellently positioned, Bodham is a north Norfolk village with great local facilities.’

Excellently positioned, Bodham is a north Norfolk village with great local facilities, including a traditional Norfolk village public house and direct bus services into Sheringham and Holt. It has a lovely community feel, including local playing fields and a community centre. It features very easy access to Sheringham Country Park with great local walks and views, complemented by the local Weybourne steam train station a short walk away.

Holt is one of the most attractive small towns in Norfolk in an area of outstanding natural beauty. The town existed before the Norman invasion but was destroyed by fire in 1708. It had to be rebuilt, and we are very lucky that the timing meant that the Georgian style was used. The main street is lined with colour-

washed Georgian buildings, many of architectural importance. There are tea and coffee shops, lots of antique and curio shops, food shops and delicatessens, banks, independent shops and, of course, historic Gresham’s School, founded in 1555.

The north Norfolk coast at Blakeney is six miles away due north. There is good sailing, golf, bird-watching and many good beaches nearby. The North Norfolk Steam Railway has its terminus on the outskirts of the town and connects Holt with the seaside resort of Sheringham, six miles away. The cathedral city of Norwich is just twenty-six miles distant. From Norwich, there are direct trains to London Liverpool Street and Norwich Airport is a convenient worldwide gateway via Schiphol Airport.



Church Farm House, Church Road, Bodham, Holt NR25 6PS

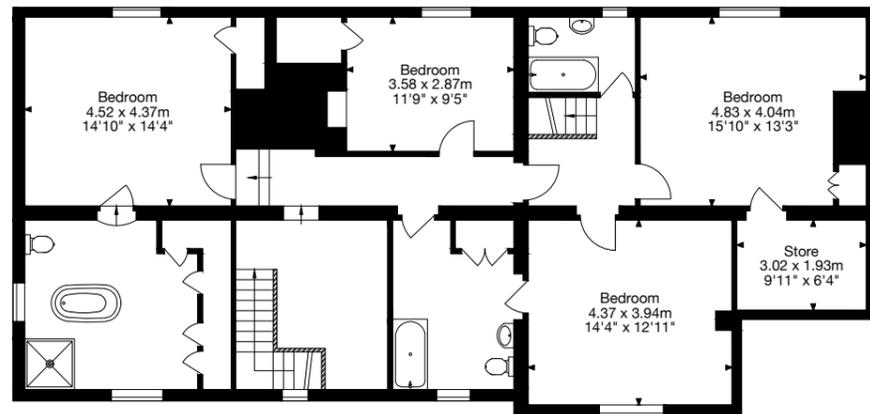
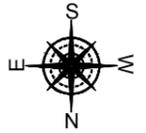
Gross Internal Area (Approx.)

Main House = 352 sq m / 3,793 sq ft

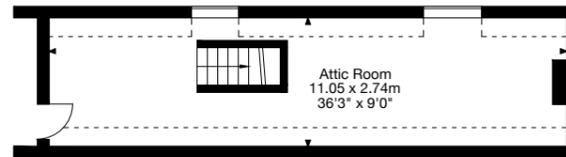
Outbuilding = 290 sq m / 3,121 sq ft

Cart Shed = 102 sq m / 1,097 sq ft

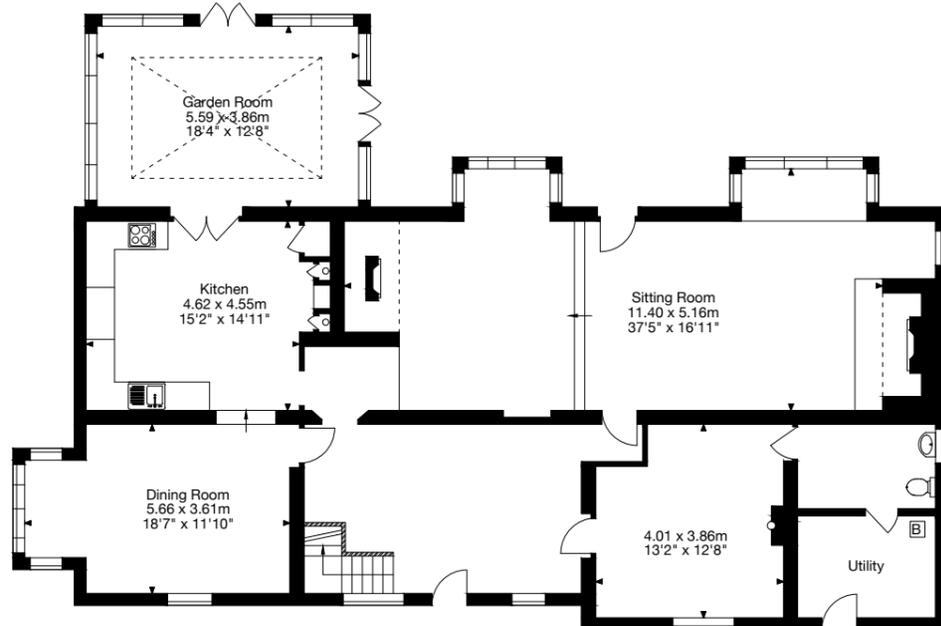
Total Area = 744 sq m / 8,011 sq ft



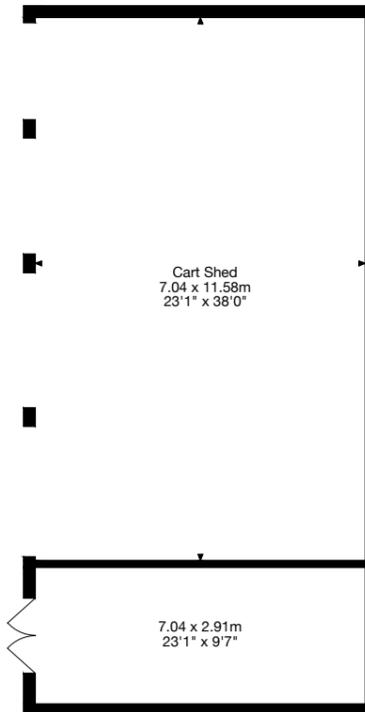
First Floor



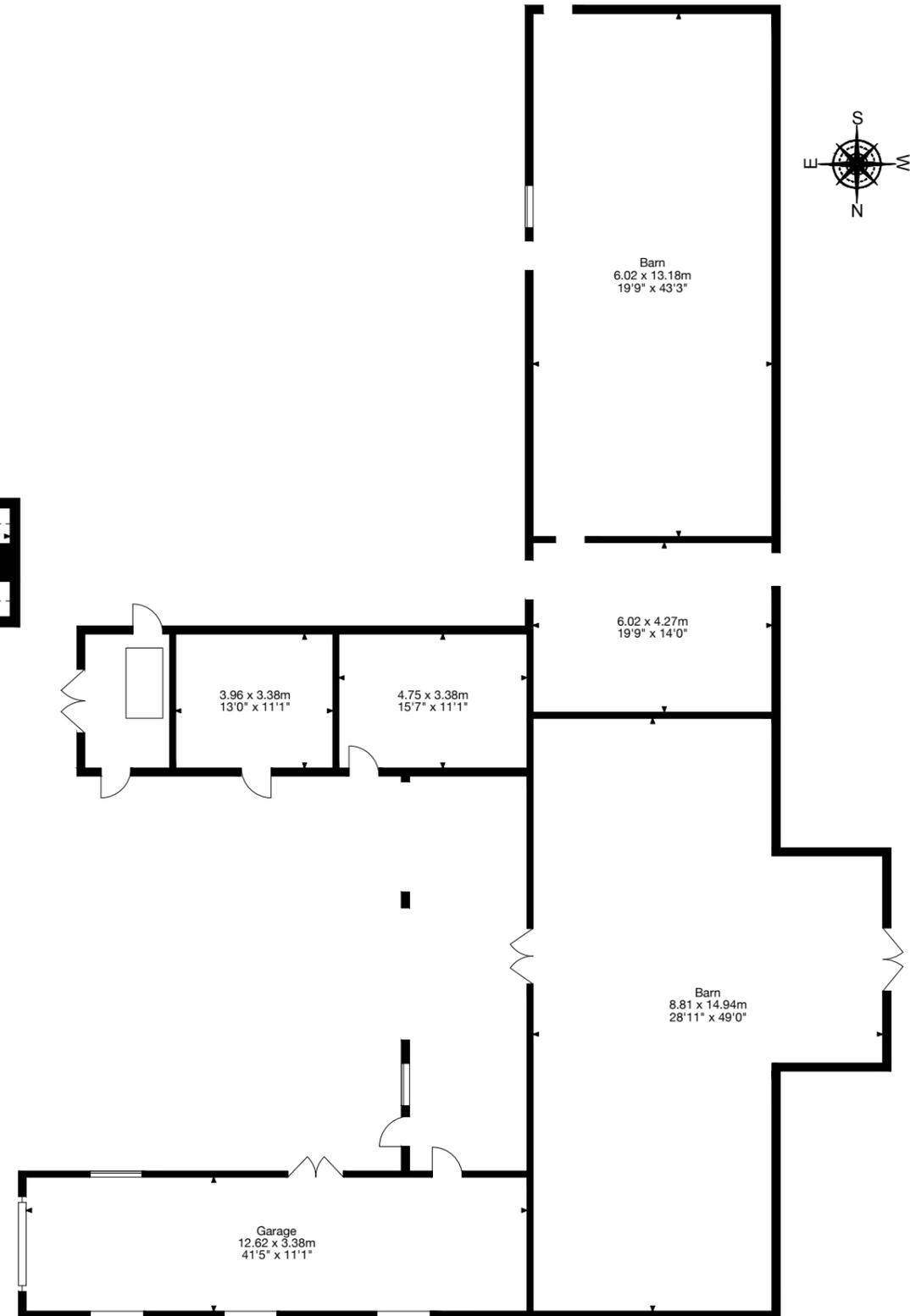
Second Floor



Ground Floor



Cart Shed



Outbuilding

Capture Property Marketing 2025. Drawn to RICS guidelines. Not drawn to scale. Plan is for illustration purposes only. All features, door openings, and window locations are approximate. All measurements and areas are approximate and should not be relied on as a statement of fact.

Capture.



Tenure: Freehold

Services: Mains water and electricity. Oil fired central heating. Drainage via septic tank.

Fixture and Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments are specifically excluded but may be available by separate negotiation.

Local Authorities: North Norfolk District Council

EPC Rating: G

Council Tax Band: G

What3Words: ///composer.standing.pheasants

Postcode: NR25 6PS

Viewings: All viewings must be made strictly by appointment only through the vendors agents.

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