



Town Farm, Thornage, Holt, Norfolk

**Bedfords**  
ESTABLISHED 1966

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 



## Town Farm The Street, Thornage Holt, Norfolk NR25 7QF

A fine period house in 3.7 acres with 3 cottages and a tennis court within 3 miles of Holt and well located for the North Norfolk Coast

17th Century Grade II listed farmhouse with 19th Century and later additions with superb views over the Glaven valley

Reception Hall | Dining Room | Drawing Room  
Snug | Kitchen/Breakfast Room with Aga  
Walk-in Larder | Garden Room | Utility Room  
and WC

6 Bedrooms | 3 bathrooms

Three self-contained Cottages, two recently operated as furnished holiday lets

Double Garage and Wood-store | Ample further parking and EV charging point

Delightful part-walled Garden | Hard Tennis Court | Fenced Paddocks to South | Ground mounted solar array | in all 3.7 acres

### The Property

Town Farm is a charming and substantial period house with delightful far reaching views over the Glaven valley within 3 miles of Holt. The house has good ceiling heights and offers quality flexible accommodation over three floors. The house has a number of period features including exposed beams, open fireplaces and sash windows. Of particular note is the large bay window in the drawing room which offers superb views over the gardens, grounds and rolling countryside beyond. There is plenty of storage space and the house links well with the mature and impressive garden which is principally to the south and west.





The cottages would be suitable for extended family or for a mixture of uses, including holiday lets. One of the cottages currently serves as a rather spectacular home office/library with a vaulted ceiling, fireplace and a mezzanine floor. There is also a useful, separately accessed, laundry/utility room. The current owners have been at Town Farm for over 30 years and have, amongst other improvements (including the recent solar array and batteries), had sketch plans drawn up for an orangery style extension to the kitchen to the west into the walled garden.

### Location

THORNAGE is an attractive village with a square-towered flint church and many fine period properties that all contribute to its Conservation Area designation. It lies within the Glaven Valley which consists of beautiful rolling countryside with a good range of footpaths and bridleways. There are a variety of local eateries including pubs in the neighbouring villages of Hunworth and Letheringsett and the popular farm shop and restaurant, Back to the Garden, all around a mile away. The village lies approximately 3 miles south-west of the Georgian market town of Holt with its wide range of independent shops which include a wide range of restaurants and other amenities along with the renowned Gresham's Public School (providing co-ed private schooling from pre-prep to sixth form for both day pupils and boarders). The equally-renowned Beeston Preparatory School (day and boarders) lies around 15 minutes' drive away.



The North Norfolk coast, an Area of Outstanding Natural Beauty, is only 5 miles away, with long stretches of uninterrupted beaches, nature reserves and sailing from Blakeney and Morston.

The cathedral city of Norwich is about 25 miles and offers a full range of entertainment, shopping and cultural amenities. Its railway station provides a regular service to London Liverpool Street (about 110 minutes) and to Cambridge (about 70 minutes). Norwich International Airport is on the northern outskirts.





Alternative train services, most-easily accessible at Downham Market, are provided on the King's Lynn to Kings Cross line (97 mins) with connecting services at Ely to the Midlands and the North and at Cambridge for Stansted and Gatwick Airports.

### General

**Heating:** Oil-fired central heating to the main house along with two wood-burning stoves and an oil-fired AGA.

Dairy Cottage and Well Cottage have Sunflow Smart electrical radiators installed in 2022 and wood-burning stoves.

The Hayloft has night-storage as well as panel heaters and a wood-burning stove.

**Council Tax:** Town Farm – band G; Well Cottage – band B with a 50% Annexe Discount; Dairy Cottage – band C with a 50% Annexe Discount; The Hayloft – not rated separately.

**Services:** Private drainage; mains electricity and water. The surface water runs off to a well to be re-used.

**Sat Nav:** NR25 7QF

**Fixtures and Fittings:** Unless specifically mentioned in these particulars, all fixtures and fittings are excluded from the sale of the freehold interest. Some items such as carpets, curtains, light fittings etc, may be available by separate negotiation if required.

**The Cottages:** Dairy Cottage and Well Cottage are used as annexe accommodation ancillary to Town Farm.

The Hayloft is used as a work-from-home office.

**Solar Panels:** A range of 52 solar panels were installed in November 2021; 12 feed each of the three cottages, the remaining 16 feed the house. There are four storage batteries (1 v 16 Kwh; 3 x 10 Kwh).



**Rights of Way, wayleaves and easements:** The property will be sold subject to all rights and private rights of way. Water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights whether mentioned in these particulars or not.

### **Directions**

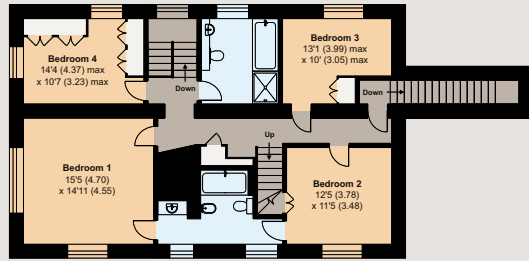
On entering Thornage from Holt, continue past the turning to Letheringsett Road and Town Farm can be found on the left hand side after a short distance.

**Viewing:** Strictly by appointment through Bedfords or Strutt & Parker.

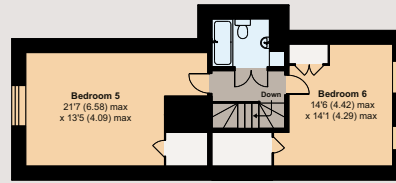


## Floorplans

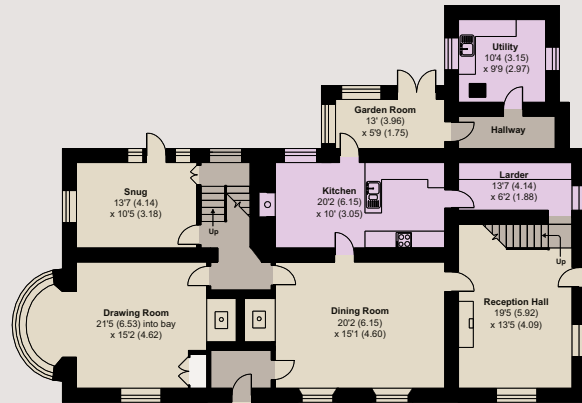
Approximate Area = 3770 sq ft / 350.2 sq m  
 The Cottages = 2447 sq ft / 227.3 sq m  
 (excludes void)  
 Total = 6217 sq ft / 577.5 sq m  
 For identification purposes only.



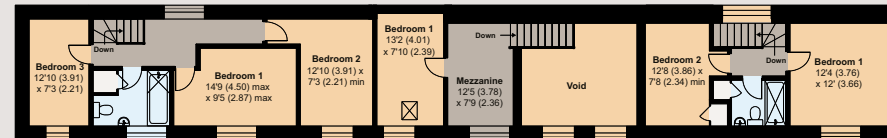
FIRST FLOOR



SECOND FLOOR



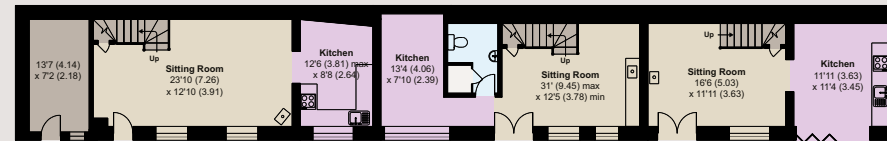
GROUND FLOOR



DAIRY COTTAGE FIRST FLOOR

THE HAYLOFT FIRST FLOOR

WELL COTTAGE FIRST FLOOR



DAIRY COTTAGE GROUND FLOOR

THE HAYLOFT GROUND FLOOR

WELL COTTAGE GROUND FLOOR



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## Burnham Market

The Bower House, 25 Market Place, Burnham Market, Norfolk, PE31 8HF

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## Norwich

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2022  
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