



CHURCH FARM HOUSE

HIGH STREET, WIGHTON, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1AL
EPC: EXEMPT

JACKSON-STOPS 



CHURCH FARM HOUSE

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TOTAL APPROX. INTERNAL FLOOR AREA 3060 SQ FT. OUTBUILDINGS 1115 SQ FT.

CHURCH FARM HOUSE IS A CHARMING THREE-STOREY GRADE II LISTED PERIOD HOME IN WIGHTON, NEAR THE NORTH NORFOLK HERITAGE COAST AND WELLS-NEXT-THE-SEA. OWNED BY ONE FAMILY FOR OVER 40 YEARS, IT FEATURES SPACIOUS ROOMS, HIGH CEILINGS, A REFURBISHED BARN OFFICE, AND A PEACEFUL GARDEN BACKING ONTO OPEN FIELDS AND VIEWS TO THE CHURCH.



GROUND FLOOR

- Entrance Hall
- Kitchen/dining room
- Pantry
- Sitting Room
- Snug/bedroom 6
- Utility
- WC with shower
- Garden room

FIRST FLOOR

- Main bedroom with adjacent dressing room/study
- 3 further double bedrooms
- Bunk/single bedroom
- Family bathroom

SECOND FLOOR

- Double bedroom
- Ensuite Bathroom

OTHER

- Large beautifully restored barn/studio/store with potential for further accommodation (STPP)
- Further stable and garage converted into storage
- Open sided store/woodshed
- Outside Store and additional utility adjoining house.

OUTSIDE

- Extensive garden with mature trees and planting.

- Idyllic cabin at the bottom of the garden with pot bellied log burner.
- Off road parking

ADDITIONAL FEATURES

Utilities

- Water supply: mains
- Electricity: mains + PV panels
- Oil: private supply
- LPG no
- Heating: Boiler- main house, Air source - barn
- Drainage: mains
- Broadband connection: FTTC
- Parking: Off road
- EV charge point: no

Rights and Restrictions

- Private rights of way: Yes shared driveway
- Public rights of way: No
- Listed Property: Yes
- Restrictions: Yes
- Easements: Yes
- Conservation area: Yes

Risks

- Flooded in last 5 years: No

TENURE & LAND REGISTRY

Freehold

LOCAL AUTHORITY

North Norfolk - Council Tax band G

EPC RATING

Exempt

AGENTS NOTE

The property is not on a registered title.





We understand that part of the driveway on the right is owned by The Holkham Estate but the house has long established right of use. Please note that the site plan is indicative only.

DESCRIPTION

Church Farm House is a delightful three-storey period home set in the heart of the sought-after village of Wighton, just three miles from the North Norfolk Heritage Coast and the popular seaside town of Wells-next-the-Sea.

Lovingly held by the same family for over 40 years, the property offers versatile accommodation with high ceilings and generous proportions throughout. It is further complemented by a refurbished barn providing office space with views and useful storage.

To the rear, a tranquil garden opens onto rolling fields with charming views of the village church — the perfect backdrop for outdoor entertaining, family gatherings, or quiet relaxation.

Upon entering the house from the front door, the kitchen and dining room lie to the left, with casement windows bringing in natural light from both the south and north. To the rear, the kitchen overlooks the garden and features a mix of fitted wooden cabinetry with white tiled worktops, and traditional butlers sink. This is complemented by freestanding dressers that add character and flexibility. A white electric Aga provides constant warmth, while a traditional larder offers excellent cold storage with marble shelving.

The dining area is generously proportioned and centred around a striking brick fireplace, complete with log burner and a separate brick bread oven — a wonderful focal point for family gatherings and entertaining.



To the right of the entrance hall, the well-proportioned sitting room exudes character with its exposed original beams and a large open fireplace set in a charming brick surround. A South-facing casement window offers plenty of natural light, creating a warm and inviting atmosphere.

Beyond the sitting room, a generous ground-floor bedroom offers flexible potential for many uses. Subject to planning, it could easily be converted to have an ensuite next to it or alternatively serve as an additional reception space or cosy snug.

At the rear of the property is a practical utility room, fitted with storage cupboards and shelving. The utility also houses the oil-fired boiler. Completing the ground floor amenities is a separate WC with a

convenient downstairs shower. Adjacent to this, a back door opens into a garden room, perfect for enjoying views of the outdoor space.

Painted stairs rise to the first floor. The main bedroom is a generously proportioned space featuring a south-facing sash window and an original fireplace with recessed storage on either side. Access to this room is through an adjoining space, offering excellent versatility as a dressing room, or potential ensuite or an additional bedroom,

Also on this level are two further double bedrooms. One benefits from an anteroom, ideal as a playroom, bedroom/ dressing room, or en suite, with a door leading out to a flat roof. The remaining bedroom is a spacious single, perfectly suited for bunk beds or as a nursery. A well-appointed family bathroom serves all rooms on the first floor.

A further staircase leads to the top floor, thoughtfully converted by JWM Design Architects in 2009. This level features a spacious double bedroom with wooden flooring and a cross beam that adds character to the room. Dormer windows offer splendid views over the garden and to the valley beyond. On the opposite side of the hall there is a separate ensuite bathroom and attic storage space beyond.

OUTSIDE

Set on raised ground behind a traditional brick and flint wall, Church Farm House enjoys a pretty south-facing front garden giving privacy from the village.

To the east, a gravel driveway (owned by the neighbouring farmer) leads to off-road parking beside a substantial L-shaped barn. Refurbished in 2012, the barn has previously been used as a business premises and is thoughtfully divided to include an office with underfloor heating powered by an air source heat pump and two further storage rooms. Large windows provide magnificent views over the surrounding fields and plenty of natural light. In addition, there is a large open-sided bay currently used for storage, and a vegetable garden to the side.

The rear garden is enclosed to the north by a charming flint wall and planted with mature trees and shrubs, creating a wonderfully private





setting. Beyond the hedgerow to the south side of the garden are views over the surrounding fields to a Poplar tree plantation and the River Stiffkey.

A vine-covered pergola provides a sheltered dining area directly behind the kitchen, perfect for outdoor entertaining. Tucked behind a quince tree at the far end of the garden, a delightful cabin with a pot-bellied stove offers an idyllic retreat. To the back of the garden, a gate leads into a little-visited conservation area believed to be part of the churchyard that leads to the beautiful village Church.

SITUATION

Wighton is situated in the heart of North Norfolk's picturesque countryside, a quintessential English village that perfectly balances rural charm with convenience. Just a few miles from the bustling harbour town of Wells-next-the-Sea, Wighton enjoys a peaceful, unspoilt setting surrounded by open fields, rolling farmland, and expansive skies that Norfolk is so well known for.

At the heart of the village sits the historic parish church of All Saints, a striking medieval building that adds to Wighton's character and sense of heritage. The village is home to a welcoming community and a popular traditional pub The Carpenters Arms, making it a warm and inviting place to live.

Despite its tranquil feel, Wighton is ideally placed for access to the North Norfolk coast, with its sandy beaches, salt marshes, and nature reserves just a short drive away. The nearby market towns of Fakenham and Holt provide a wide range of shops, services, and schools, while Norwich and King's Lynn are within easy reach for commuters

DRIVING DISTANCES (approx.)



- Wells-next-the-Sea 3 miles
- Holt 10.5 miles
- Fakenham 8.5 miles
- Kings Lynn (mainline rail to London Kings Cross via Ely and Cambridge) 28 miles

WHAT3WORDS

We highly recommend the use of the what3words website/app. This allows the user to locate an exact point on the ground (within a 3-metre square) by simply using three words.
[///prune.reframe.thousand](https://www.what3words.com/)

IMPORTANT NOTICE

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to





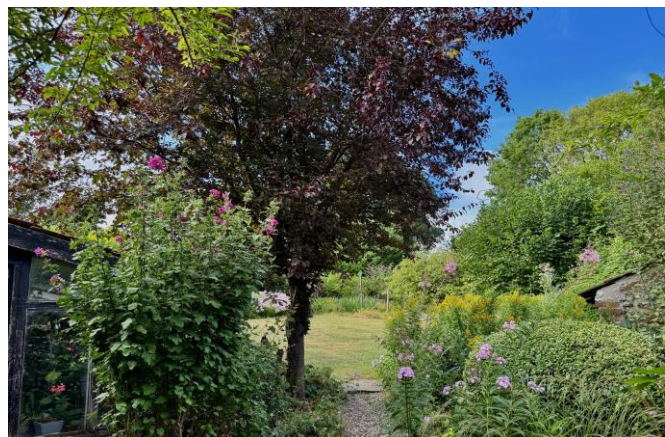
the property. If these are required, you should include their terms in any contract between you and the seller.

7. Note to potential purchasers who intend to view the property; if there is any point of particular importance to you, we ask you to discuss this with us before you make arrangements to visit or request a viewing appointment.

8. Viewings are strictly by prior appointment through Jackson-Stops.

DATE DETAILS PRODUCED

August 2025





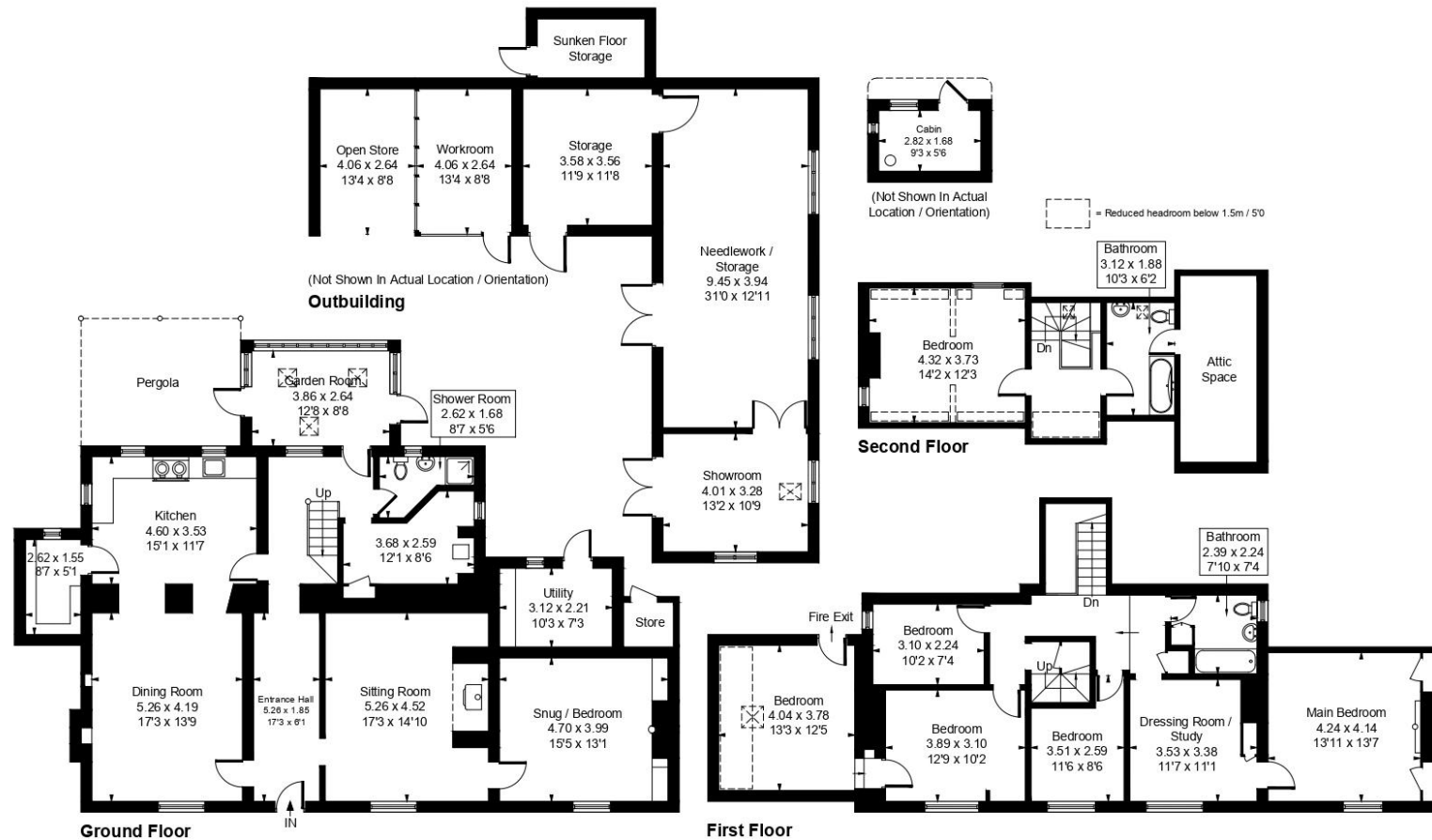


Approximate Gross Internal Area (Excluding Attic Space)

284.3 sq m / 3060 sq ft

Outbuilding / Cabin & Store = 103.6 sq m / 1115 sq ft

Total = 387.9 sq m / 4175 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.

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