



TOWN FARM

THE STREET, THORNAGE, HOLT, NORFOLK, NR25 7QF
EPC: TBC

JACKSON-STOPS 



TOWN FARM

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TOTAL APPROX. INTERNAL FLOOR AREA 6042 SQ FT (FARMHOUSE: 3725 SQ FT; COTTAGES: 2317 SQ. FT)

AN EXCEPTIONAL GRADE II LISTED 6-BEDROOM FAMILY HOME WITH BEAUTIFUL VIEWS OVER THE GLAVEN VALLEY SET WITHIN 3.7-ACRES OF PRIVATE GROUNDS JUST UNDER THREE MILES FROM HOLT AND GRESHAM'S SCHOOLS, WITH TENNIS COURT, Paddock, THREE COTTAGES AND FLEXIBLE ACCOMMODATION. A RARE NORTH NORFOLK LIFESTYLE PROPERTY COMBINING CHARACTER, PRIVACY AND SPACE FOR MODERN FAMILY LIVING.



GROUND FLOOR

- Reception hall
- Dining room
- Drawing room
- Sitting room
- Kitchen/breakfast room
- Pantry
- Utility/WC

FIRST FLOOR

- Principal bedroom ensuite (Jack and Jill bathroom)
- Guest bedroom ensuite
- Dressing room/bedroom six
- Family bathroom
- Single bedroom

SECOND FLOOR

- Two double bedrooms
- Small family bathroom

COTTAGES

- Dairy Cottage 3-bedroom self-contained
- Well Cottage 2-bedroom self-contained
- Hayloft- Currently used as home office

OUTSIDE

- Hard tennis court
 - Paddock
 - Double wooden garage with wood store and boat store
 - Greenhouse
 - Potting shed
 - Solar panels in field
 - Solar battery storage shed
 - Laundry room for cottages
 - Gravelled parking and driveway
 - EV charging point
 - Vegetable garden
 - Small orchard
-

ADDITIONAL FEATURES

Utilities

- Water supply: Mains/private
- Electricity: Mains / Solar panels and battery storage
- Gas: No
- Oil: Private supply
- LPG: No
- Heating: Oil fired boiler and electricity
- Drainage: Private septic tank
- Broadband connection: FTTC
- Parking: Off road
- EV charge point: Yes





Rights and Restrictions

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

Risks

- Flooded in last 5 years: No
- Flood defences: N/A
- Source of flood: N/A

TENURE & LAND REGISTRY

Freehold

LOCAL AUTHORITY

North Norfolk Council

Council tax

Farmhouse G

Dairy Barn B

Well Barn A

EPC RATINGS TBC

House – C / Well Cottage - C / Dairy Cottage – D
/ Hayloft - D



DESCRIPTION

Town Farm in Thornage is believed to date from the 17th Century with 19th century additions, particularly the sash windows. Today, it offers the kind of lifestyle many families look for but rarely find, a substantial period home with space to grow, very easy access to Holt and Greshams schools, and grounds designed for maximum family enjoyment.

Set well back from the road behind the converted former barns that are now three cottages, the house enjoys a strong sense of privacy and calm while remaining exceptionally convenient for school runs, sports fixtures, and everyday North Norfolk living.

This fine Grade II listed house combines character and flexibility, with generous reception rooms suited to both family living and entertaining. Original beams, inglenook fireplaces, wood-burning stoves, and traditional detailing sit comfortably alongside practical modern living. The kitchen breakfast room, complete with oil-fired Aga, opens onto a small conservatory and the walled garden and offers further potential for extension for open-plan family space if desired subject to necessary planning permissions.

Across the two upper floors are six well-proportioned bedrooms, the principal bedroom is beautifully positioned with far-reaching views over





the gardens and paddocks towards the Glaven Valley. The sixth bedroom is currently used as a useful dressing room, and the house offers three bathrooms and plenty of storage and flexible accommodation for larger families or guests.

Three converted cottages provide valuable additional space, whether for multigenerational living, guest accommodation, home working, or holiday letting income.

OUTSIDE

Outside, the grounds extend to around 3.7 acres with a magnificent large walled garden, established herbaceous borders, terraces for outdoor dining, a nicely presented hard tennis court, paddock, and fine established trees including horse chestnuts and a magnificent walnut tree.

Solar panels in the paddock and battery storage contribute significantly to the running of the property and cottages.



This is a house designed as much for day-to-day family life as for weekends and holidays, somewhere children can roam freely, play tennis, build dens, kick a football or even keep a pony (or two!), all within very easy reach of the coast and one of Norfolk's most regarded schools.

SITUATION

Thornage is situated just southwest of the picturesque town of Holt and roughly six miles from the coastal villages of Blakeney and Cley next the Sea. Surrounding the village are water meadows and areas of woodland and a maze of intriguing quiet lanes waiting to be discovered. The neighbouring village of Letheringsett offers a good local pub along with Jarrolds Farm shop a popular eatery, butchers, and delicatessen.

The nearby Georgian market town of Holt is renowned for its attractive street frontages and for its wide and eclectic range of independent shops.

As well as Bakers and Larners, (a privately owned department store), there are boutiques, cafes and bars, doctors' surgery, dentist, padel courts and a supermarket. Holt is also home to Gresham's pre-prep, prep and senior schools, founded in 1555. Beeston Hall is also only a short distance away and this is another very popular preparatory school.

Access to the coast is only six miles to the north at the old ports of Cley and, a little further along, Blakeney. These are Areas of Outstanding Natural Beauty (AONBs) with one of the best bird reserves in Europe and a wide variety of other leisure pursuits available such as sailing, seal watching, golf





and walking along the Norfolk Coast path. There are saltmarshes, long sandy beaches at low tides, creeks, and the quintessential north Norfolk wide, open skies.

The cathedral city of Norwich is about twenty-five miles away and offer a full range of cultural amenities.

DRIVING DISTANCES (approx.)

- Holt (Gresham's School) 3 miles
- Blakeney 6 miles
- Norwich 25 miles (International airport and mainline trains to London Liverpool Street and Cambridge)
- Downham Market 40 miles offers alternative train lines to London on the Kings Lynn to Kings Cross line (97 minutes) with connecting services at Ely to the Midlands and North and at Cambridge for Stanstead and Gatwick airports.



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.

///fires.policy.piglets

AGENTS NOTE

There is a current planning application at a neighbouring property.

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.

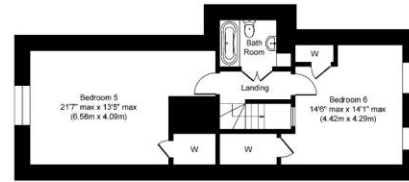
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract 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.

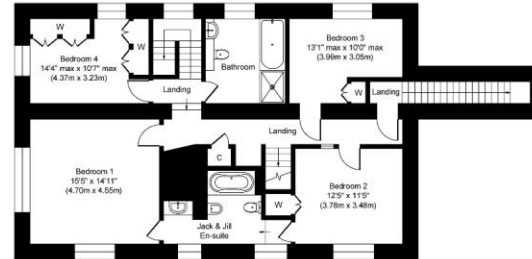
8. Viewings are strictly by prior appointment through Jackson-Stops.



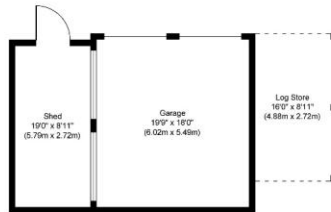




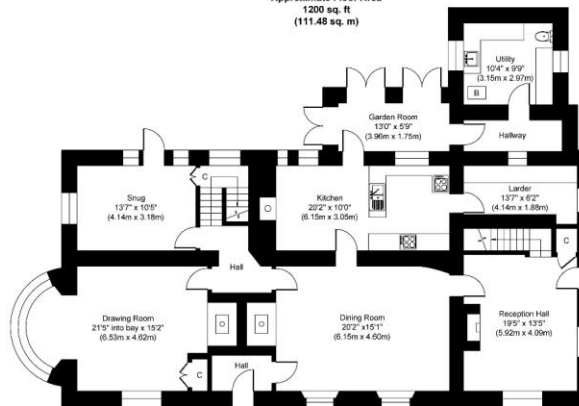
Second Floor
Approximate Floor Area
622 sq. ft
(57.78 sq. m)



First Floor
Approximate Floor Area
1200 sq. ft
(111.48 sq. m)



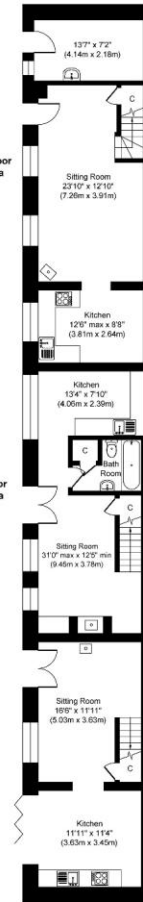
Outbuilding
Approximate Floor Area
538 sq. ft
(49.98 sq. m)



Ground Floor
Approximate Floor Area
1903 sq. ft
(176.79 sq. m)

Dairy Cottage Ground Floor
Approximate Floor Area
501 sq. ft
(46.54 sq. m)

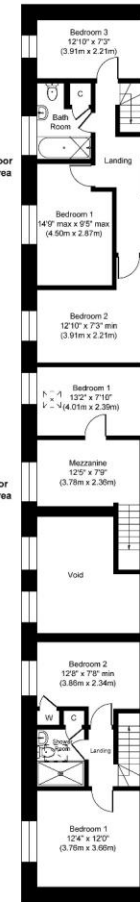
The Hayloft Ground Floor
Approximate Floor Area
396 sq. ft
(36.78 sq. m)



Well Cottage Ground Floor
Approximate Floor Area
349 sq. ft
(32.42 sq. m)

Dairy Cottage First Floor
Approximate Floor Area
496 sq. ft
(46.26 sq. m)

The Hayloft First Floor
Approximate Floor Area
224 sq. ft
(20.81 sq. m)



Well Cottage First Floor
Approximate Floor Area
349 sq. ft
(32.42 sq. m)

Gross Internal Area = 3725 sq. ft (346.05 sq. m)
Dairy Cottage = 999 sq. ft (92.80 sq. m)
The Hayloft = 620 sq. ft (57.59 sq. m)
Well Cottage = 698 sq. ft (64.84 sq. m)
Total = 6042 sq. ft (561.28 sq. m)

Information provided is for guidance only. It is not intended to be used as a basis for a contract. The information is provided for guidance only. It is not intended to be used as a basis for a contract. The information is provided for guidance only. It is not intended to be used as a basis for a contract.

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