



BRECKS FARMHOUSE FAKENHAM ROAD HOLT, NR25 7JJ

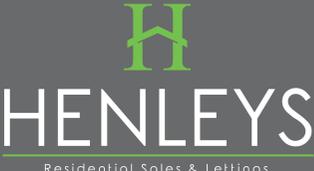
£2,000 PCM

Nestled in the charming village of Thornage, Holt, this impressive detached house on Fakenham Road offers a perfect blend of space and comfort, ideal for family living. With an expansive layout, the property boasts three well-appointed reception rooms, providing ample space for relaxation and entertaining guests.

The residence features seven generously sized bedrooms, ensuring that everyone has their own private sanctuary. With four bathrooms, morning routines will be a breeze, accommodating the needs of a large family or visiting guests with ease.

The exterior of the property is equally appealing, with parking available for up to six vehicles, making it convenient for families with multiple cars or for hosting gatherings.

This home is not just a place to live; it is a lifestyle choice, set in a picturesque location that offers both tranquility and accessibility to local amenities. Whether you are looking for a spacious family home or a property that can accommodate guests, this house presents a remarkable opportunity not to be missed.


HENLEYS
Residential Sales & Lettings

BRECKS FARMHOUSE FAKENHAM

- Spacious Detached House • Two Reception Rooms • Kitchen, Large Dining Room, Pantry • Bootroom, Work Room • Seven Bedrooms • Two En-suites, Two Bathrooms & Downstairs WC • Garage & Driveway Parking for Several Vehicles • Gardens • Unfurnished & Available NOW • Call Henleys to view

Overview

Built in the early 1800's, this Grade II listed farmhouse is situated just outside Letheringsett in the village of Thornage. The spacious property is set within the grounds of the Astley Estate and next to Back to The Garden Farm Shop, Butchery and Cafe. Ideally located within 10 minutes drive of the market town of Holt with its range of independent shops along with a small supermarket and 20 miles drive from Fakenham with a further range of shops and large supermarket.

Comprising spacious entrance hall with original stone flooring, two spacious reception rooms, Work Room, WC, Cellar, Large Kitchen, Pantry, Large Dining Room, Boot Room, Seven Bedrooms, Two En-suites and two Bathrooms. Garage and driveway parking for at least 6 vehicles and lawned gardens with mature, shrubs and trees.

This property must be viewed to appreciate the size of the accommodation on offer. Call Henleys to view.

Entrance Hall

Double doors with single glazed panels and shutters lead into the spacious entrance hall with original stone flooring, wall mounted oil fired radiator, doors to Reception Rooms 1 and 2, step leads to a further hall with doors to WC and Cellar, Rear Hallway and stairs rise to the first floor.

Reception Room 1

Single glazed sash window to the front aspect, large marble effect fireplace with open fire, floor and wall mounted oil fired radiators, decorative coving to the ceiling, TV aerial point, exposed wood floorboards.

Reception Room 2

Single glazed sash window to the front aspect, fireplace with tiled hearth and decorative mantel and surround with open fire, floor and wall mounted oil fired radiators, decorative coving to the ceiling, TV aerial point, exposed wood floorboards.

WC

Small high level obscure window to the side aspect, wall mounted wash hand basin, close coupled dual flush WC, wall mounted oil fired radiator, tiled splash backs, tiled effect flooring.

Rear Hallway

Wall mounted oil fired radiator, tiled effect flooring, doors to Work Room, Boot Room, Dining Room and open to Kitchen.

Work Room

Leaded window to the side aspect, range of fitted shelving, drawers, work surfaces and cupboards, wall mounted oil fired radiator, tiled flooring.

Boot Room

Entrance door to the side aspect with tiled steps leading into the room, window to the side aspect, range of base units with roll edge work surface over, inset wash basin, space and plumbing for washing machine, oil fired boiler, tiled splash backs, tiled effect flooring, door to Rear Hallway.

Dining Room

Window to the side aspect, large brick fireplace with brick hearth, feature wooden beam and inset wood burner, wall mounted oil fired radiators, two large storage cupboards either side of the fireplace, feature beam to the ceiling, exposed wooden floorboards, glazed door to Rear Hall, open to Kitchen.

Kitchen

Window to the side aspect, range of base and wall mounted units and matching island set beneath wood effect work surfaces, stainless steel inset one and a half bowl sink and drainer unit with mixer tap over, integrated dishwasher, integrated fridge, inset electric hob with concealed extractor over, built in electric oven, Aga, feature beam to the ceiling, tiled splash backs, tiled effect flooring, door to Pantry and open to Dining Room.

Pantry

Leaded window to the side aspect, fitted shelving, original stone flooring, door to further hall with original stone flooring, water softener and door to Garage.

Stairs and landing

Stairs rising from the ground floor, window to the side aspect, steps leading further landing with door to Bedroom 1 & 2. A long landing leads to WC, Bathrooms 1 & 2, Bedrooms 4, 5, 6 and a further hallway with two cupboards and doors to Bedrooms 3 & 7.

Bedroom 1

Sash window to the front aspect, fireplace with wooden surround and mantel, oil fired radiators, carpeted flooring, door to En-suite.

En-suite 1

Sash window to the front aspect, freestanding roll edge slipper bath with claw feet and mixer tap with telephone attachment over, shower cubical with electric shower, pedestal wash hand basin, close coupled WC, oil fired radiator, tiled splash backs, tiled effect flooring.



Bedroom 2

Sash window to the front aspect, fireplace with feature tiled sides and hearth and wooden surround and mantel over, oil fired radiator, carpeted flooring, door to En-suite 2.

En-suite 2

Wooden steps lead down into the En-suite, window to the side aspect, shower cubical with electric shower, pedestal wash hand basin, close coupled WC, tiled splash backs, tiled effect flooring.

WC

Step down into the WC with Velux window to the ceiling, close coupled dual flush WC, tiled effect flooring.

Bedroom 4

Window to the side aspect, fireplace with wooden surround and mantel piece over, wall mounted oil fired radiator, carpeted flooring, door to large storage cupboard.

Bathroom 2

Window to the side aspect, high level internal window to the landing, bath with mixer tap and telephone shower attachment over, pedestal wash hand basin, wall mounted oil fired radiator, heated towel rail, large cupboard with shelving, tiled splashbacks, tiled effect flooring.

Bedroom 6

Window to the side aspect, wall mounted oil fired radiator, carpeted flooring.

Bathroom 1

Steps down into bathroom with window to the side aspect, bath with mixer tap and telephone shower attachment over, pedestal wash hand basin, close coupled WC, wall mounted oil fired radiator, cupboard housing hot water tank, storage cupboard, tiled splash backs, tiled effect flooring.

Bedroom 5

Window to the side aspect, fire place with wooden surround and mantel, wall mounted oil fired radiator, two built in cupboard, carpeted flooring.

Bedroom 3

Two windows to the side aspect, wall mounted oil fired radiators, carpeted flooring.

Bedroom 7

Leaded window to the side aspect, wall mounted oil fired radiator, carpeted flooring.

Garage

Double timber doors, power and lighting connected.

Outside

The property is approached via a shingled driveway wrapping around to the side of the property and provides access to the garage and off road parking for several vehicles.

There is a private lawned area to the front with mature plants, and a further raised lawn area with mature plants and trees.

Location

Back to the Garden is the multi-award-winning farm shop/butchery and café currently run Jarrold & Sons Ltd, specialising in organic meat, vegetables and fruit, and provisions. It has a delicatessen, wine, beer and spirits department, and sells handmade homeware.

Restrictions

Tenants who smoke cannot be considered for a tenancy at this property. Pets not permitted.

Heating & Hot Water

Heating and hot water is provided by means of a wood chip boiler, owned and maintained by the Estate, during the colder months of the year (generally October through to March/April). There is no charge to the tenant whilst the wood chip boiler is operating. The rest of the year, the heating & hot water switches to the oil supply, which the tenant will be responsible for the payment of. There may be times during the colder months when the boiler requires maintenance and therefore, the supply would need to be switched to oil whilst the maintenance takes place.

FEES & DEPOSITS

There are NO FEES payable for this property. All applicants will be required to pay a holding deposit of £461.53 to secure the property whilst full referencing takes place. The applicant will then need to provide the remainder of the first month's rent (£1,538.47) along with the deposit of £2,307.69 on the first day of the tenancy.

Please note, to comply with money laundering regulations applicants will be required to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.

Henleys are a member of The Property Ombudsman and are part of the Propertymark Client Money Protection Scheme.

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band G

Viewings – By Appointment Only

Floor Area – sq ft

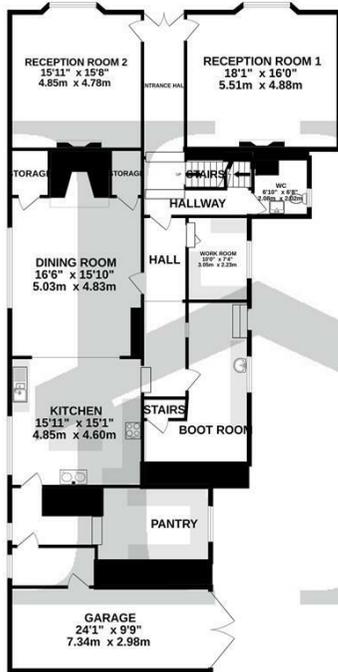
Tenure –



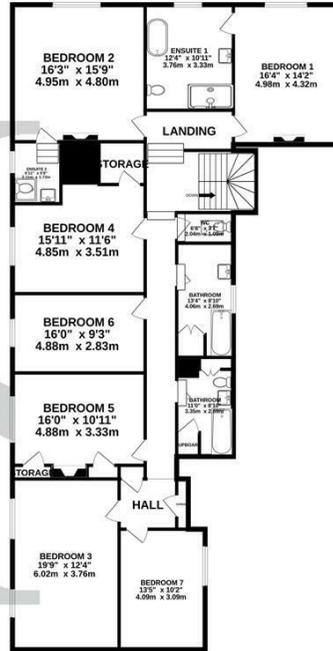
BASEMENT
295 sq.ft. (27.3 sq.m.) approx.



GROUND FLOOR
2127 sq.ft. (197.7 sq.m.) approx.

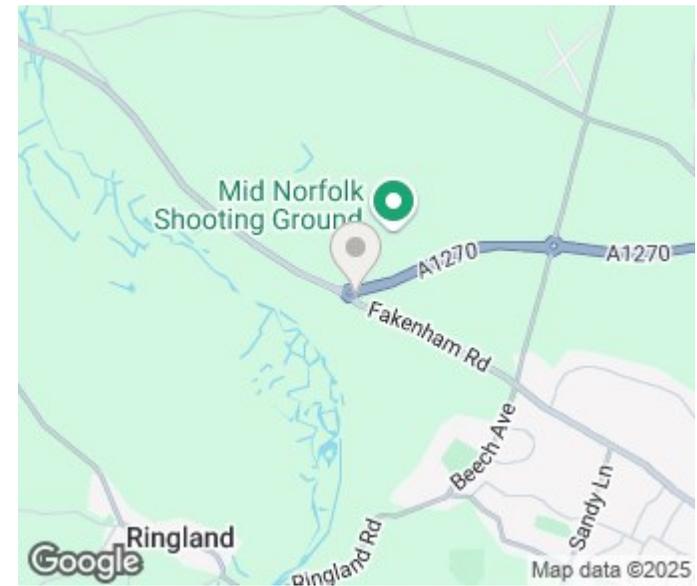


1ST FLOOR
2055 sq.ft. (190.9 sq.m.) approx.



TOTAL FLOOR AREA: 4468 sq.ft. (415.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements