



**Nursery Farm & Thorpewood Cottages**  
*Thorpe Market, Norfolk NR11 8TU*



# NURSERY FARM & THORPEWOOD COTTAGES

## THORPE MARKET, NORFOLK NR11 8TU

An attached 17<sup>th</sup> Century Grade II Listed brick and flint thatched house with a southern aspect, situated on the edge of the Gunton Estate, approximately 5 miles from Cromer and the Coast. The sale includes six holiday cottages (sleeping 23), five caravan pitches and potential to develop the business further; all set in approximately 8.23 acres of grounds and woodland.

### **Brief Summary of Accommodation**

**Nursery Farm** *Sitting Room, Breakfast/Dining Room, Kitchen, Utility Room, WC; 4 Bedrooms, 3 Bathrooms (1 En-Suite) Garden.*

### **The Cottages**

**Thorpegate** *Sitting/Dining area/Open plan Kitchen, Bedroom, Shower Room, sleeping for 2.*

**Pinewood** *Sitting Room/Dining area/Open plan Kitchen, Bedroom, Shower Room, sleeping for 2.*

**Tanglewood** *Sitting Room/Dining area/Open plan Kitchen, 2 Bedrooms, Bathroom sleeping for 4*

**Deerewood Cottage** *Two storey, 3 Bedrooms, Bathroom and Shower Room, sleeping for 7*

**Briarwood Cottage** *Sitting Room/Dining area/Open Plan Kitchen, 2 Bedrooms, Bathroom, sleeping for 4*

**Felgate Cottage** *Sitting Room/Dining area/Open Plan Kitchen, 2 Bedrooms, Bathroom, sleeping for 4*

*Range of outbuildings including a Utility Room/Washroom and Boiler room  
5 Touring caravan pitches  
Garden and Woodlands*

**Freehold – Price on Application**

### **CONTACT**

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# Nursery Farm & Thorpewood Cottages

## Thorpe Market

### Norfolk NR11 8TU



#### Approximate Distances

Cromer & North Norfolk Coast	5 miles
Aylsham	9 miles
Holt	13 miles
Norwich	17 miles



#### DIRECTIONS

Travelling north from Norwich on the A140 Cromer Road, continue past Norwich Airport, bypass Aylsham and continue towards Cromer for approximately 6 miles. Turn right towards Thorpe Market (signposted) and at the T-Junction with the A149, turn right towards North Walsham. Nursery Farm and Thorpewood Cottages will be found after a short distance on the right hand side.

#### LOCATION

Thorpe Market is a pretty hamlet on the edge of the Gunton Estate, dating back to the Domesday Book (1086), with a charter for market granted in 1500. Thorpe Market comprises St Margaret's Church and there is an excellent farm shop locally, which includes own-grown vegetables and fruit, a delicatessen, butcher and restaurant. Two traditional pubs serving excellent food can be found nearby, the Vernon Arms at Southrepps is 1.5 miles distant, and the Gunton Arms is 1 mile distant.

At Roughton village (2 miles) there is a general store, post office and petrol station, pub serving food and an excellent fish and chip shop. Further shopping facilities, restaurants and services can be found in Cromer, a Victorian seaside resort famous for its fresh crabs and Pier theatre.

Gunton Station is half a mile away with a rail service to Cromer and Norwich, the latter taking approximately 32 minutes. The National Trust property of Blickling Hall near Aylsham is approximately 8 miles and the Cathedral City of Norwich with its international airport is approximately 17 miles to the South.

A selection of primary and secondary schools can be found in Cromer, North Repps, Greshams and Beeston. Recreational pursuits in the vicinity include golf at Cromer, Sheringham and Mundesley. There is sailing, fishing and bird watching on the Norfolk Broads and North Norfolk coast. A number of historic buildings, open to the public are close by, including Felbrigg Hall, Mannington Hall and Blickling Hall, which hosts a number of open air concerts each year.

#### DESCRIPTION

Nursery Farm is a Grade II listed, brick and flint, attached house with a successful holiday complex of six cottages.

Constructed under a pitched roof that was re-thatched with reed last year, Nursery Farm enjoys a southern aspect. Believed to date from 1645 the house is laid out over a ground and two upper floors and comprises two reception rooms, fully fitted kitchen and utility room, 4 bedrooms and 3 bathrooms. There are front and rear gardens and a gravelled private parking area.

Further outbuildings include a laundry room, separate shower and WC which are available for the use of the touring caravans. A paddock with 5 fully serviced pitches are well protected by a block of coniferous woodland including mature Corsican and Scots Pine, providing a haven for wildlife and walks for guests.

The properties are set within approximately 8.23 acres of grounds, with two access drives, and comprising front and rear gardens, an orchard, pond, paddocks and woodland.

A brief summary of the accommodation is as follows:

## NURSERY FARM

### Ground Floor

Attractive thatched porch through to:

**Entrance Hall** 2.95m x 1.34m (9'8 x 4'4)

Pamment tiles, radiator. recessed lighting, telephone point, smoke alarm  
Staircase to first floor.

**Sitting Room** 5.04m x 4.04m (16'6 x 13'2)

Pine floor, brick chimney-breast and hearth with solid fuel burner,  
2 circular windows, exposed ceiling timbers, television point and amplifier, wall light points, radiator.

**Breakfast/Dining Room** 6.43m x 4.94m maximum (21'1 x 16'2)

Oak floor, 2 radiators, wall light points, exposed ceiling timbers, telephone point, television point, multi fuel log burner.

**Kitchen** 4.10m x 2.43m (13'5 x 7'11)

Tiled floor, wall and base units fitted about four years ago with tiled splash-back, and pelmet lighting; built-in dishwasher and fridge, Smeg oven range, stainless steel sink unit.

**Utility Room** 2.96m x 2.43m (9'9 x 7'11)

Pamment floor, wall and base units, space for washing machine/freezer. Trianco Eurostar oil fired boiler for the central heating and water, stainless steel sink unit.

**Rear Lobby** with access to outside and **separate cloakroom** with wash hand basin and low level WC. Cupboard containing electrical meter.



### First Floor

**Landing** 5.10m x 2.9m (16'9 x 9'6)

Pine floor, recessed halogen lights, radiator, smoke detector, exposed ceiling beams  
Open tread pine staircase leading to 2<sup>nd</sup> floor





**Bedroom 1** 4.03m x 2.73m (13'2 x 8'11)

Strip pine floor, wall mounted halogen lights, radiator, exposed ceiling timbers, television point. **En-Suite Bathroom** 2.06 m by 2.45 maximum (6'10 x 8'0)  
Fully tiled, pedestal wash hand basin, panelled bath with shower attachment, vertical hot water towel rail, low level WC, recessed halogen lights.

**Bedroom 2** 5.05m x 3.36m (16'7 x 11'1)

Double aspect, exposed ceiling timbers, two radiators, pine stripped floor. Access to boarded loft with lighting

**Bedroom 3** 4.09m x 2.18m (13'4 x 7'2)

Pine stripped floor, exposed ceiling timbers, television point

**Family Bathroom** 2.64m x 2.56m (8'7 x 8'6)

Fully tiled, low level WC, pedestal wash hand basin, panelled bath with shower attachment, thermostatic shower unit and screen, recessed halogen lights.

**Second Floor**

Landing with feature illuminated stained glass window and recessed low voltage lights.

**Bedroom 4** 4.27m x average 2.5m (14'0 x average 8'2)

Vaulted ceiling with exposed timbers, two radiators, television point, original wide oak plank floor. Access to dressing cupboard (restricted headroom) with access to storage cupboard containing hot water cylinder.



**Bathroom**

Fully tiled with wash hand basin, low level WC, corner bath with chrome shower and further fixed shower and screen, vertical hot water heated towel rail, recessed halogen and feature lights, extractor fan.

**OUTSIDE**

Nursery Farm is approached via a shingled drive leading to the outbuildings and garaging. Immediately to the south of the house is a lawned garden with flower and rose beds well stocked with an assortment of shrubs and trees including camellias, clematis, hellebores, lupins, cherry and eucalyptus. To the rear of Nursery Farm is paved patio, featuring clematis and climbing hydrangea, water feature and greenhouse. An enclosed lawned rear garden has access to a drive leading to Topshill Road. On the opposite side of the drive is a pond (enclosed) and small orchard. Nestling in the lee of a mature six acre Corsican and Scots Pine wood is a paddock with 5 touring caravan pitches. A further drive leads from the rear of the property through the woodland onto Topshill Road

**SERVICES**

Mains water, electricity and drainage. Nursery Farm, Thorpegate and Pinewood Cottages have an oil fired central heating and hot water system and the remaining units have liquid propane gas.





**Humberts**

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## The Business

The Business comprises two revenue streams, the principal stream from the six holiday cottages and a secondary stream from 5 caravan pitches. The current owners have developed a successful holiday business and are now selling due to retirement.

The attractive environment and proximity to the Coast and the Broads appeal to weekly holidaymakers and for long weekend breaks. There are separate shower, toilet and laundry facilities,

The cottages are fully furnished and equipped with kitchens and equipment, Freesat TV/radio, DVD and CD players. Deerewood Cottage has downstairs living accommodation with level threshold access for wheelchair users and the less mobile.

Since 2016, the business has turned over in excess of £80,000pa, increasing year on year. Income from the cottages for the year ending April 2022, before grants, was in excess of £110,000 with 90% from the cottages. Expenditure was less than £34,000 providing an unaudited profit in excess of £75,000. More detailed information available on request.

The caravan Park is currently operated as a Caravan Club 5 pitch CL site, the pitches are equipped with 16 amp electrics, water and television aerial points supplied from a boosted antenna.

There is ample room for additional caravan pitches accessed via a separate gate, subject to obtaining planning permission.

**TENURE** Freehold



## LOCAL AUTHORITY

North Norfolk District Council – Tel 01263 513811

Domestic Rate Band D - £1,954.77

Commercial Rate - Rateable Value £14,500.

**VIEWING** Strictly by appointment with the vendors agents

**Humberts**

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**Pinewood and Thorpegate Cottages**



**Felgate Cottage**



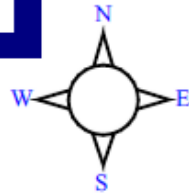
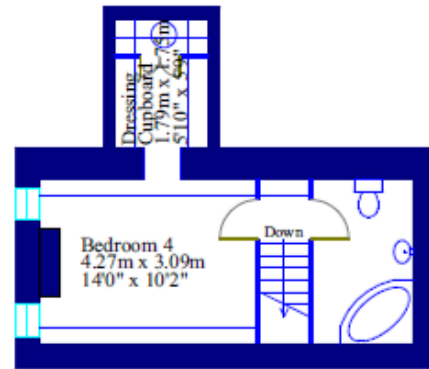
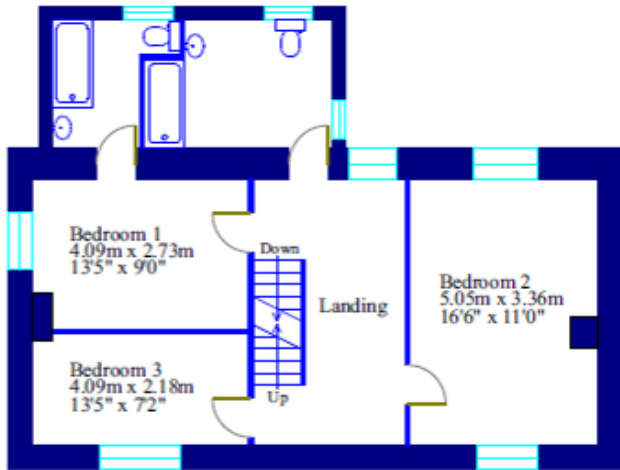
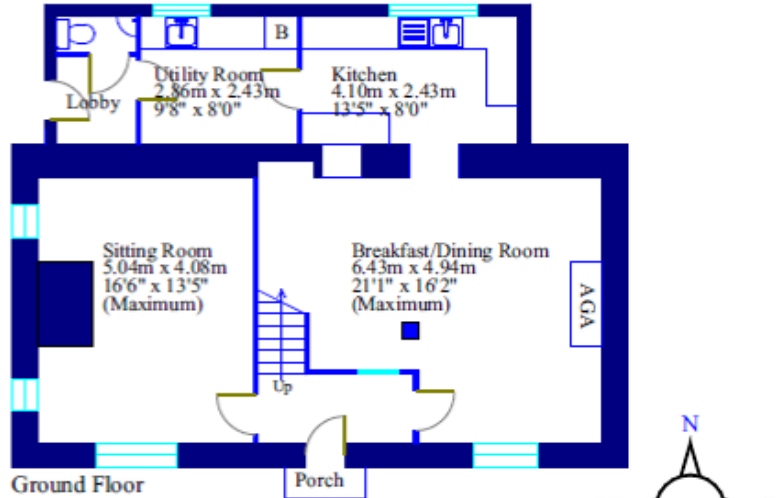
**Caravan Site**



**Top Field**



# Nursery Farm Thorpe Market Norfolk



Gross internal square footage = Approx 178 Sq M/ 1914 Sq Ft

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

All measurements walls doors windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller, his Agent nor G A Slade Associates

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