



Plantation House New Road, Bawburgh

Norwich



Minors & Brady

Plantation House New Road

Bawburgh, Norwich

Set within the serene Norfolk village of Bawburgh, Plantation House and The Warren occupies a quietly distinguished position amidst one acre of mature, wooded grounds. This rare estate combines a substantial 1960s functionalist residence, a contemporary ground-floor apartment, and the versatile outbuilding Farrows Weald, all designed to balance privacy, flexible living, and connection to the surrounding countryside. The main house retains its original architectural features, including a full-length rear lounge with triple sliding doors, a stone fireplace, and a conservatory opening onto a mature wildlife pond and cascading water feature. The Warren provides open-plan living with two double bedrooms, a private orchard-facing patio, and its own driveway and parking. Farrows Weald offers a vaulted interior and scope for conversion to an annex, studio, or home office, while the grounds encompass patios, orchard, pond, and woodland, creating a setting perfectly suited to family life, separate living, and country pursuits.

Agents Notes

Freehold

Gas central heating system, one is a Bosch combi boiler.

Two septic tanks, one recently installed.

Private water supply that is checked via the council regularly, with no water/sewerage rates applicable.

Electric car charging supplies to both apartments.



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Plantation House New Road

Bawburgh, Norwich

- Substantial 1960s functionalist residence retaining original architectural details, set within the rural Norfolk countryside
- Currently an established holiday business that has the potential to be a substantial family home with a spacious and flexible layout
- Set within approximately one acre of mature, landscaped grounds, incorporating woodland, orchard, and natural pond (stms)
- Surrounded by three acres of woodland, providing a peaceful, secluded environment with no neighbouring properties
- Expansive views over open countryside and the Bawburgh fishing lakes
- Plantation House showcases a full-length rear lounge, original stone fireplace, and timber ceilings overlooking mature woodland and pond
- The Warren is a modern, open-plan ground-floor apartment with two en suite double bedrooms and a private orchard-facing patio
- Versatile detached outbuilding, Farrows Weald, with vaulted interior and potential for annex, studio, or home office (stpp)
- Planning potential for conversion into one or two-bedroom independent dwelling with dining, kitchen, and bathrooms, accessed via its own driveway
- The estate is approached via gated access with a sweeping shingle driveway, dusk-to-dawn lighting, and electric car charging facilities



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Bawburgh, Norwich

Bawburgh

New Road in Bawburgh, Norfolk, is situated in a peaceful, semi-rural village setting approximately 5 miles west of Norwich city centre. Fields and open farmland are visible from parts of the road, contributing to the village's quiet, green environment.

Residents have convenient access to local amenities, including the nearby Co-op Food in Bawburgh, providing groceries and essentials within walking distance. Additional shopping options, cafés, and services are available a short drive away in Costessey or at Longwater Retail Park on the edge of Norwich, which hosts larger supermarkets and retail stores.

Families in the area are served by The Bawburgh School, a primary school just a short walk from New Road. Secondary pupils typically attend Ormiston Victory Academy in Costessey, reachable by local bus or car. Nearby schools also include Bowthorpe Primary School and Costessey High School, offering further educational options within a few miles.

Transport links are practical for both commuting and leisure. Regular bus services connect Bawburgh to Norwich city centre, where residents can access the full range of amenities including train services at Norwich Station, cultural venues, shopping, and restaurants. By car, the village is close to the B1108 and a short drive from the A47, providing easy access to Norwich and the wider Norfolk area.



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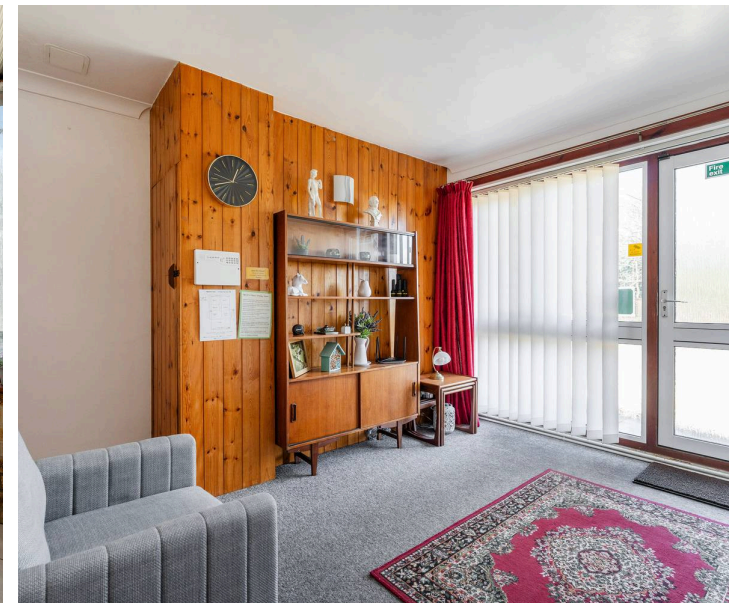
Plantation House New Road

Bawburgh, Norwich

In the heart of Norfolk, on the edge of the picturesque village of Bawburgh, Plantation House presents a rare and distinguished opportunity. This substantial detached residence, now arranged as two interlinked yet self-contained apartments, is a remarkable example of mid-20th century architectural functionalism, newly refreshed to offer both contemporary living and enduring character. Currently an established holiday business, the property offers exceptional versatility: it may function as a significant family home with the added benefit of separate living, or as a private retreat with ancillary income potential. Complementing the principal residence is Farrows Weald, a recently constructed outbuilding with vaulted ceilings and a pitched Norfolk-tiled roof, offering a multitude of uses, from annex to studio, gym, or stables. Set within sweeping grounds, the property commands privacy, scope, and a sense of permanence seldom found in the Norfolk countryside.

Arrival & Setting

Approach to the property is via gated access to the grounds of Plantation House, where a sweeping shingle driveway curves gracefully through landscaped lawns and mature trees. The driveway provides ample off-road parking and sets an immediate tone of understated grandeur. The estate benefits from a comprehensive security system, including CCTV and an internal intruder alarm, while dusk-to-dawn exterior lighting and electric car charging facilities for both Plantation House and The Warren. Encircled by mature woodland and expansive grounds, the property enjoys total privacy, framing each moment outdoors with serenity and natural beauty.



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The Warren

The Warren, occupying the ground floor, presents a modern, open-plan living environment bathed in natural light. The living, dining, and kitchen area flow seamlessly, emphasising space, functionality, and connection to the outdoors. Two double bedrooms each benefit from en suite bathrooms, offering both comfort and privacy.

A utility room, under-stairs storage, and a large built-in cupboard provide practical convenience without interrupting the property's refined aesthetic. The kitchen-dining area, fitted with contemporary cabinetry and integrated appliances, opens through double French doors onto a private patio. Here, views over the orchard and adjoining fields extend the sense of space, while a fully glazed side door connects to a secluded seating area, perfect for al fresco dining or quiet contemplation. With its own dedicated driveway and parking areas, The Warren functions as a self-contained home while retaining its connection to the wider estate.

Plantation House

Ascending to the first floor, Plantation House retains much of its original 1960s character. The open-plan kitchen, dining, and living room is the heart of the home, accentuated by the lounge that stretches across the rear of the property, where triple sliding glass doors frame views of mature woodland. The original stone fireplace stands as a testament to the home's enduring charm, while a conservatory adjoining the dining area invites the garden indoors, blending comfort with nature.



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The kitchen, with an array of units and cupboards, features a breakfast bar and leaded window display cabinet, overlooking the estate's pond and beyond to the Bawburgh fishing lakes. Two double bedrooms, each with fitted wardrobes, face the front of the property and enjoy access to a decked balcony with vistas of open fields and distant Norwich, allowing morning light to illuminate the rooms and the expansive views to be appreciated. A generous family bathroom, with separate bath and walk-in shower, completes the accommodation.

Farrows Weald

Adjacent to the orchard and overlooking the wildlife pond, Farrows Weald is a substantial detached building offering both architectural presence and remarkable flexibility. Its vaulted ceiling, double-glazed UPVC doors and windows, and electric roller door define a modern, light-filled interior, while the double-brick, cavity wall construction beneath a Norfolk-style tiled roof ensures permanence.

Currently a garage, the building's proportions and design allow for multiple future adaptations, subject to planning approval. Options include a self-contained annex, a home office, studio, gymnasium, or even stabling for horses. Preliminary plans also outline a conversion into a 1-2 bedroom residence, with dining, kitchen, and bathrooms, creating an independent dwelling overlooking the woodland, complete with its own driveway. Farrows Weald therefore represents a unique opportunity for expansion, enterprise, or bespoke personal use, all within the privacy of the estate.



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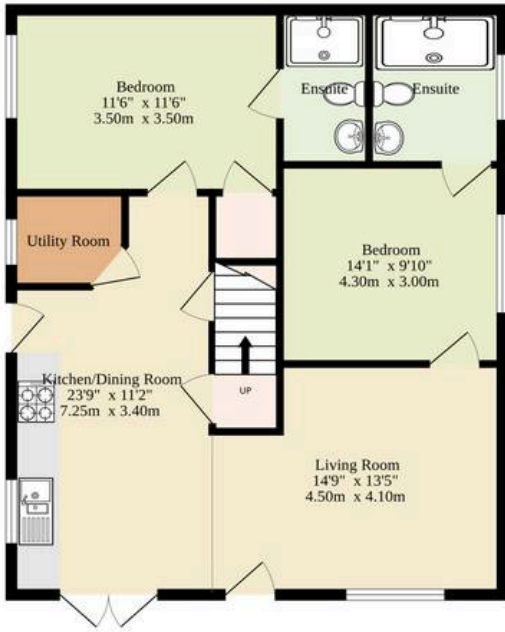
The Grounds

Set upon approximately one acre (stms), the estate's gardens and grounds are a defining feature of its allure. Mature trees, secluded patios, and expanses of lawn provide both a sense of grandeur and intimate corners for reflection. The grounds are encircled by an additional three acres of woodland, offering total seclusion and a habitat for diverse wildlife. The orchard, natural pond, and gently rolling landscapes create a picture of quiet, enduring beauty. Whether for contemplative walks, outdoor entertaining, or simply enjoying the rhythm of country life, the grounds are as versatile as they are enchanting, reflecting the property's sense of permanence.

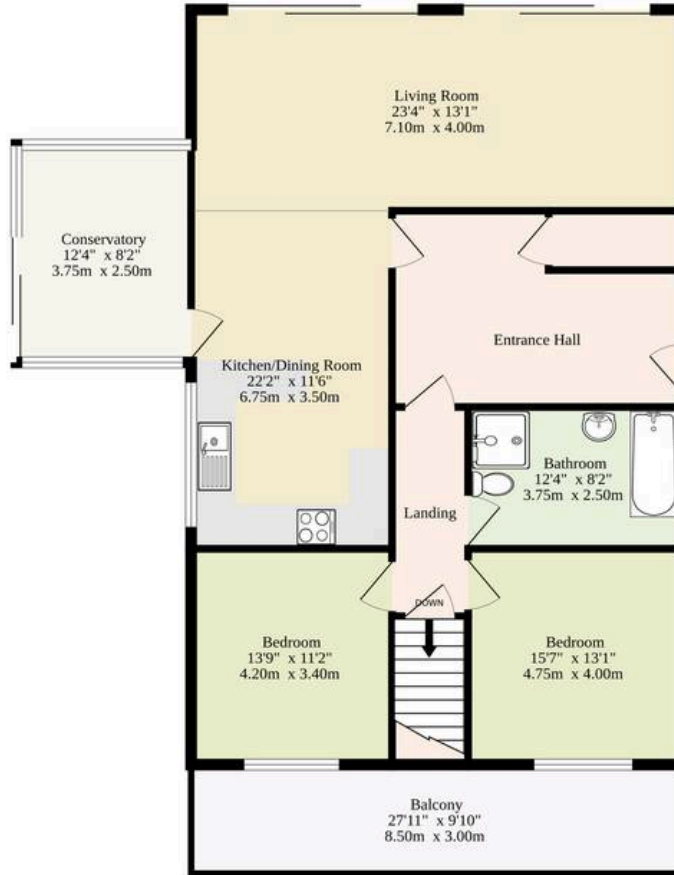


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	

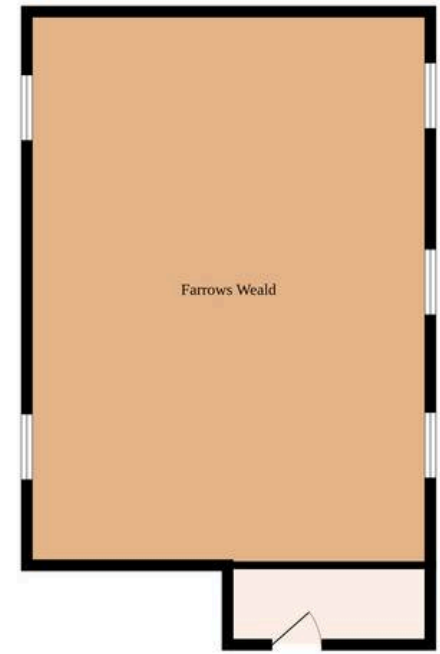
The Warren (Ground Floor)
879 sq.ft. (81.7 sq.m.) approx.



Plantation House (1st Floor)
1548 sq.ft. (143.8 sq.m.) approx.



Farrow Weald



Total Sqft Excludes Farrow Weald.

TOTAL FLOOR AREA : 2427sq.ft. (225.5 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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Farrows Weald



Potential Planning Permission For A 2-Bedroom Annex.

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