



Brands Farm House Brands Lane, Felthorpe

Norwich



Minors & Brady

# Brands Farm House Brands Lane

Between open fields and quiet skies, a home of rare character and quiet confidence reveals itself. Set along a tranquil rural lane, this distinguished property combines traditional charm with a strong sense of place. Light and space flow naturally throughout, offering a welcoming atmosphere that feels both comfortable and authentic. Generous proportions allow for flexible living, with rooms designed for everyday family life and entertaining. Period features are complemented by practical updates that make the home ready for modern living. Beyond its walls, the gardens are beautifully maintained, framed by open countryside and mature trees. The setting feels wonderfully peaceful, yet everyday amenities and access to Norwich are close by. Brick and flint outbuildings extend the property's potential, offering space for work, storage, or conversion (subject to consent). Fibre broadband and thoughtful modern touches ensure convenience and connectivity. A property of quiet distinction, offering the perfect balance of rural calm and contemporary comfort.

- Peaceful rural location with open field and countryside views
- Substantial five-bedroom period home with versatile accommodation
- Spacious 31-foot lounge featuring exposed beams and woodburning stove
- Separate dining room ideal for family gatherings and entertaining
- Country-style kitchen with Belfast sink and direct garden access
- **Agents Note**

Sold Freehold

Connected to mains electricity, oil-fired heating, and private water and drainage.

Some images used in this listing have been digitally staged to illustrate potential furnishing and layout options. We recommend arranging a viewing to assess the space and features in person.



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# Brands Farm House Brands Lane

Felthorpe, Norwich

## The Location

Brands Lane sits at the heart of Felthorpe, a quintessential Norfolk village nestled within the Broadland district, approximately seven miles north-west of Norwich. Set amidst open fields and mature woodland, this peaceful rural lane offers a wonderful sense of seclusion while remaining conveniently close to nearby amenities.

Everyday facilities can be found in Horsford, including local shops, a post office, pharmacy and takeaways, with Taverham and Drayton providing a wider range of services such as supermarkets, schools and leisure centres. The charming market town of Reepham lies to the west, offering further independent shops and eateries.

Families are well catered for, with a village primary school in Felthorpe and additional schooling options in Horsford and Drayton, as well as secondary education at Taverham High School or a choice of schools in Norwich. Healthcare needs are easily met via GP surgeries and dental practices in the neighbouring villages, with the Norfolk and Norwich University Hospital just a short drive away.

Transport connections are excellent for such a rural setting, with regular bus services through the village, swift access to the A140 and Broadland Northway, and Norwich International Airport close at hand. Brands Lane itself is lined with an appealing mix of cottages, character homes and individual properties, reflecting the area's rich architectural heritage. With scenic countryside walks, woodland trails and cycle routes on the doorstep, it perfectly combines rural tranquillity with modern convenience.



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# Brands Farm House Brands Lane

Felthorpe, Norwich

## Brands Lane, Felthorpe

Discreetly set in a peaceful rural lane, this enchanting period home radiates warmth and individuality. From the first glance, its traditional proportions and mature gardens promise a home of substance and soul. Inside, the property unfolds with charm and generosity, offering versatile accommodation and a wealth of period detail, all presented with no onward chain.

A large front porch provides a welcoming entrance, offering a practical space for coats and boots before stepping inside. Beyond lies the magnificent 31-foot lounge, an extraordinary reception room that manages to feel both expansive and inviting.

Original features abound, with exposed timbers, built-in cabinetry, and a woodburning stove forming the heart of this welcoming family space. Flowing seamlessly through to the dining room, it's ideal for both relaxed suppers and more formal entertaining.

The kitchen/breakfast room offers traditional country practicality and charm, fitted with a Range-style cooker and retaining a much-loved Belfast sink. While the space may benefit from some modernisation, it provides an excellent canvas for creating a kitchen that blends contemporary comfort with period character. Direct access to the rear garden enhances the home's easy indoor-outdoor flow.



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# Brands Farm House Brands Lane

A useful utility room and a ground-floor bathroom complete the layout. Upstairs, the property continues to delight with five generously proportioned bedrooms, each exuding its own quiet character. From exposed beams to gentle glimpses of the surrounding fields, the home retains an unmistakable period grace.

A family shower room serves the first floor, while thoughtful modern touches, including oil-fired central heating, double glazing, and fibre broadband, ensure everyday comfort and connectivity, making it ideal for those wishing to work from home.

Outside, a substantial shingled driveway provides ample parking, while to the rear, the beautifully maintained gardens unfold in a tapestry of colour and texture. Framed by apple and cherry trees, the lawn gives way to uninterrupted field and farmland views, creating a sense of seclusion and calm rarely found.

Tucked behind a series of attractive brick and flint outbuildings, including a wood store, pump house, and two generous sheds — lies a small vegetable allotment, a haven for the keen gardener.

This area also presents exciting scope for conversion or redevelopment (subject to consent), offering endless potential for a studio, office, or annexe.

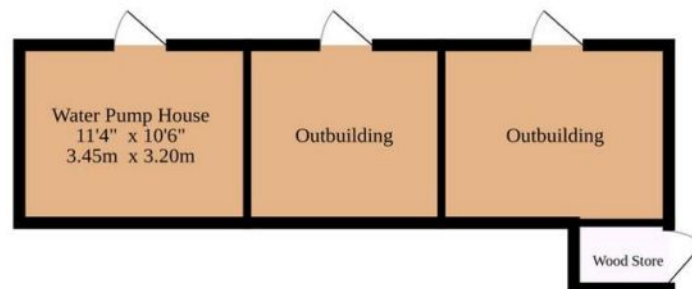
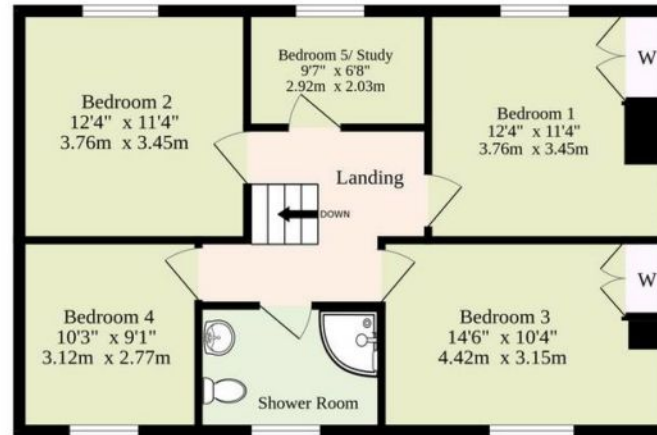
This characterful country home embodies the very essence of village life, quietly elegant, rich in history, and brimming with potential. A truly rare opportunity to acquire a property of distinction in an idyllic rural setting.



Ground Floor  
1144 sq.ft. (106.3 sq.m.) approx.



1st Floor  
733 sq.ft. (68.1 sq.m.) approx.



Sqft Excludes Outbuildings

TOTAL FLOOR AREA : 1877 sq.ft. (174.4 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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# Dreaming of this home?

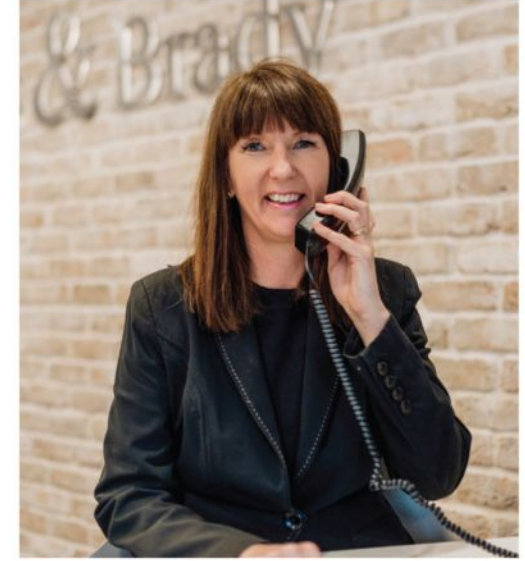
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