



Brickyard Farm Grove Road, Banham

Minors & Brady



Brickyard Farm Grove Road

Banham, Norwich

Surrounded by the beauty of the Norfolk countryside and enjoying a notably private position, this distinguished clay lump cottage represents country living at its most appealing. Extended to provide generous and highly versatile accommodation, the property effortlessly balances character features with contemporary convenience. Beyond the established gardens, approximately three acres of paddocks (stms), three stables, a tack room and useful outbuildings create a compelling lifestyle offering, making this a home equally suited to family life, equestrian interests and those seeking space to enjoy a more rural pace of living.



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Banham, Norwich

- Beautifully extended clay lump cottage displaying a wealth of character and original architectural detail
- Far-reaching rural vistas creating a picturesque backdrop throughout the changing seasons
- Over 2,200 sqft of thoughtfully arranged accommodation designed for modern family living
- Approximately three acres of paddocks (stms), enclosed by traditional fencing and mature hedgerows
- Extensive equestrian facilities including 674 sqft of stables, a tack room and additional outbuildings with electricity connected
- Three reception rooms centred around a striking inglenook fireplace with wood-burning stove
- Contemporary fitted kitchen with integrated appliances and seamless connection to the dining room
- Versatile four/five bedroom layout, including a ground floor bedroom with adjacent shower room
- Principal bedroom suite enjoying an en-suite shower room and captivating views across the surrounding countryside
- Mature and private residential gardens with terraced entertaining areas and established planting



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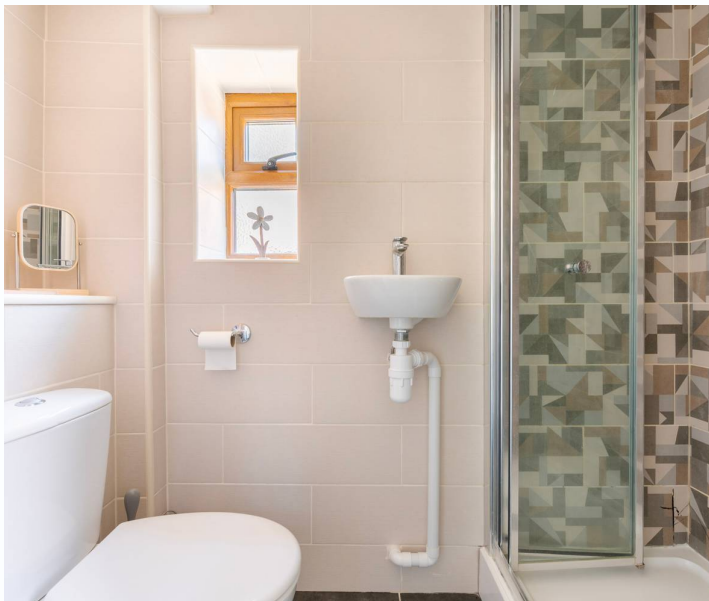
The Location

Banham is a highly regarded Norfolk village, enjoying an attractive countryside setting and a strong sense of community. Offering a peaceful and welcoming environment, the village appeals to a wide range of buyers, from families and professionals to those seeking a more relaxed pace of life within a rural location.

Surrounded by open farmland and picturesque Norfolk countryside, Banham provides excellent opportunities for walking, cycling and outdoor pursuits. The village benefits from a range of local amenities and enjoys convenient access to neighbouring villages, including Kenninghall, East Harling and Old Buckenham, each contributing to the area's character and appeal.

The nearby market towns of Diss and Attleborough offer a comprehensive range of shopping, dining, leisure and educational facilities, whilst the historic city of Norwich provides extensive cultural, commercial and recreational amenities. The area is also well connected, with road and rail links allowing straightforward access throughout Norfolk, Suffolk and beyond.

The combination of rural surroundings, community atmosphere and accessibility continues to make Banham one of South Norfolk's most desirable village locations.



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Grove Road

Enjoying a wonderfully secluded position amidst established gardens and far-reaching countryside views, this beautifully extended clay lump cottage offers an exceptional country lifestyle with space, character and versatility in equal measure.

Thoughtfully enhanced over time, the property retains a wealth of period charm while providing the comfort and practicality expected of modern family living. Complemented by approximately three acres of paddocks (stms), stabling and useful outbuildings, it presents a rare opportunity to enjoy the very best of rural living in a private and picturesque setting.

Extending to over 2,200sqft, the accommodation is rich in character, with exposed beams and original features creating a warm and welcoming atmosphere throughout. At the heart of the home is the sitting room, where an impressive inglenook fireplace with a substantial bressummer beam frames a wood-burning stove, providing a striking focal point. Adjacent, is a flexible snug that lends itself perfectly to a home office, reading room or informal sitting area.

The spacious dining room enjoys a seamless connection to the gardens through French doors, creating an inviting setting for both everyday living and larger gatherings. The contemporary fitted kitchen has been designed with practicality in mind and features integrated appliances, including a double oven, hob and dishwasher. A useful boot room and cloakroom further enhance the functionality of the ground floor.

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The accommodation has been arranged to suit a variety of lifestyles and living arrangements. A ground floor bedroom with access to a nearby shower room and WC provides an ideal space for guests, relatives or multigenerational living. Upstairs, the principal bedroom enjoys its own en-suite shower room and attractive views across the surrounding countryside. Two further bedrooms are served by a well-appointed family bathroom featuring a luxurious corner bath, while generous landing areas provide additional flexibility and potential for a fifth bedroom, study area or children's playing space.

Outside, the property continues to impress. The private residential gardens have been carefully maintained and provide a beautiful setting from which to enjoy the surrounding landscape. Mature hedging, established shrubs and colourful planting create a sense of privacy, while lawns and terraced areas offer superb spaces for outdoor dining and entertaining. From many vantage points, rolling field views form a constantly changing backdrop throughout the seasons.



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Beyond the gardens, approximately three acres of well-maintained paddocks (stms) provide an impressive lifestyle addition. Divided by traditional fencing and enclosed by mature hedgerows and trees, the land is ideally suited to equestrian interests or those seeking additional outdoor space. Supporting facilities include three stables, a tack room and useful outbuildings with electricity connected, offering excellent practicality for a range of uses. A private borehole also serves the property, providing a valuable and cost-effective water supply for the gardens, paddocks and livestock.

Offering the enduring appeal of a character cottage alongside generous family accommodation, private gardens, equestrian facilities and glorious countryside surroundings, this is a distinguished home that captures the essence of refined rural living.

Agents Notes

Freehold.

Connected to mains water, electricity and drainage.

Oil central heating system.



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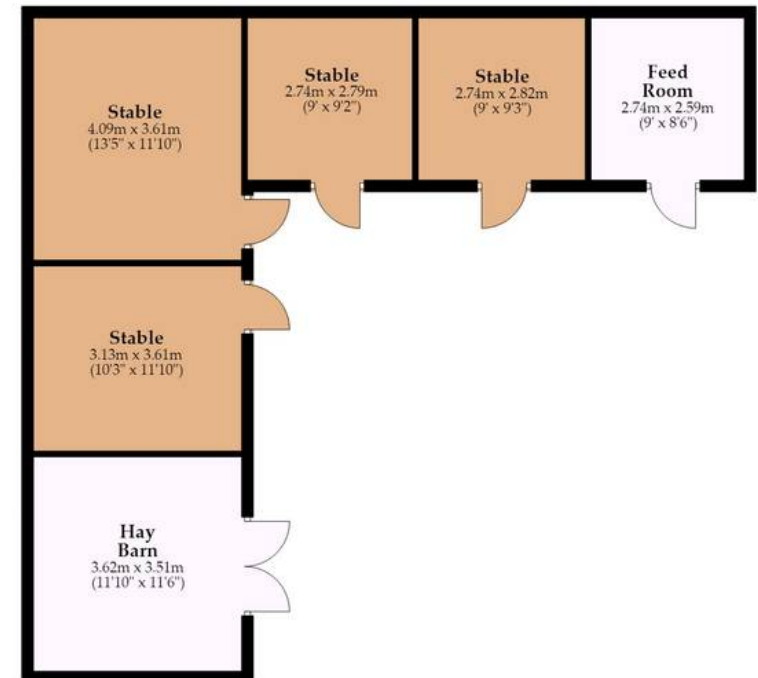
Ground Floor

Approx. 118.9 sq. metres (1279.5 sq. feet)



Stables

Approx. 62.7 sq. metres (674.6 sq. feet)



First Floor

Approx. 85.8 sq. metres (923.0 sq. feet)



Total area: approx. 267.3 sq. metres (2877.2 sq. feet)

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.
Plan produced using PlanUp.

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Meet *Theo*
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