



Church Farm House, Lingwood

Minors & Brady

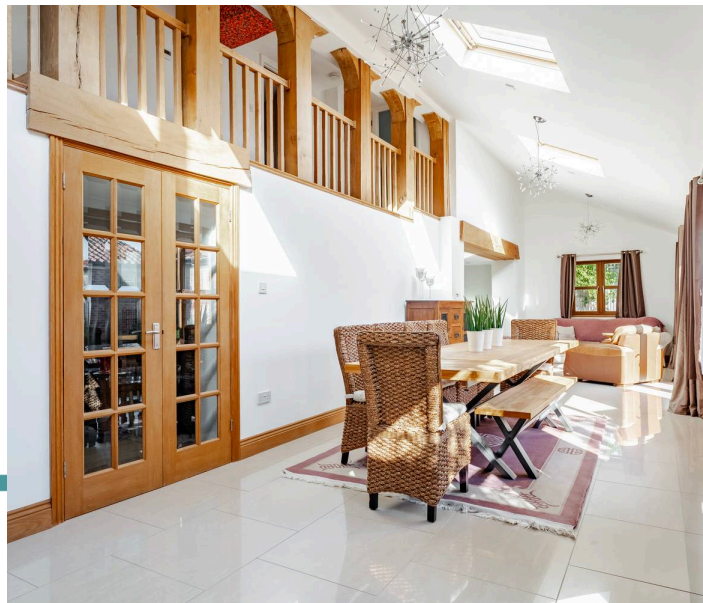


# Church Farm House

Lingwood, Norwich

A rare opportunity to embrace the Norfolk farmhouse dream across 1.17 acres. Set within approximately 1.17 acres (stms), this beautifully renovated farmhouse combines timeless character with modern comforts, creating an exceptional lifestyle property offered with no onward chain. Having been extensively improved by the current owners since 2013, the home offers versatile accommodation including four bedrooms, multiple en-suites, a stunning vaulted dining area, a spacious kitchen and a cosy lounge centred around a log burner. Outside, extensive grounds provide space for livestock, hobbies and family life, complemented by a triple cart lodge with a gym, garage, workshop and additional storage. Rich in exposed brickwork, beams and traditional farmhouse features, the property is perfectly suited to those seeking a genuine countryside setting with flexibility for multi-generational living, entertaining and home working. Rarely do homes combine such character, practicality and lifestyle appeal in one impressive package.

- Approx. 1.17 acres (stms) offering a fantastic blend of gardens, open space and lifestyle potential
- Beautifully renovated farmhouse, extensively improved by the current owners since 2013
- Stunning open-plan kitchen and vaulted dining area designed for entertaining and family living
- Characterful lounge featuring a log burner, exposed brickwork and traditional timber detailing
- Four versatile bedrooms, including two en-suites and a flexible ground floor bedroom/office
- Excellent potential for multi-generational living with adaptable accommodation across three floors



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## The Location

Set within the charming and well-connected village of Lingwood, this home enjoys a peaceful residential setting while remaining close to a wide range of everyday conveniences. Popular with families, commuters and those seeking a quieter pace of life, Lingwood offers a strong sense of community alongside the practical amenities needed for modern living.

The village itself benefits from a convenience store, primary school, post office facilities, village hall and a well-used train station, providing direct rail connections to both Norwich and Great Yarmouth.

For those who enjoy spending time outdoors, the surrounding Norfolk countryside offers an abundance of scenic walking and cycling routes. Nearby Strumpshaw Fen Nature Reserve is particularly popular for its beautiful landscapes, diverse wildlife and tranquil waterside walks, while the Broads National Park is within easy reach for boating, fishing and exploring some of the county's most picturesque scenery. The area is also home to a selection of farm shops, garden centres and traditional pubs, adding to the village's welcoming rural character.

Despite its peaceful setting, Lingwood is exceptionally well positioned for travel. The A47 is easily accessible, providing convenient links towards Norwich, Great Yarmouth and the wider road network. Norwich city centre can be reached by both road and rail, offering an extensive selection of shopping, dining, leisure and cultural attractions, as well as excellent employment opportunities.

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## Church Farm House, Lingwood

Occupying a plot of approximately 1.17 acres (stms), this outstanding farmhouse offers an increasingly rare opportunity to enjoy country living with the flexibility, space and character that so many buyers aspire to but seldom find.

Having been lovingly owned by the current vendors since 2013, the property has undergone a comprehensive programme of renovation and improvement, with the addition of en-suites, extensive refurbishment throughout and continual enhancement of both the house and grounds. As the owners themselves describe it, "you name it, we've changed it."

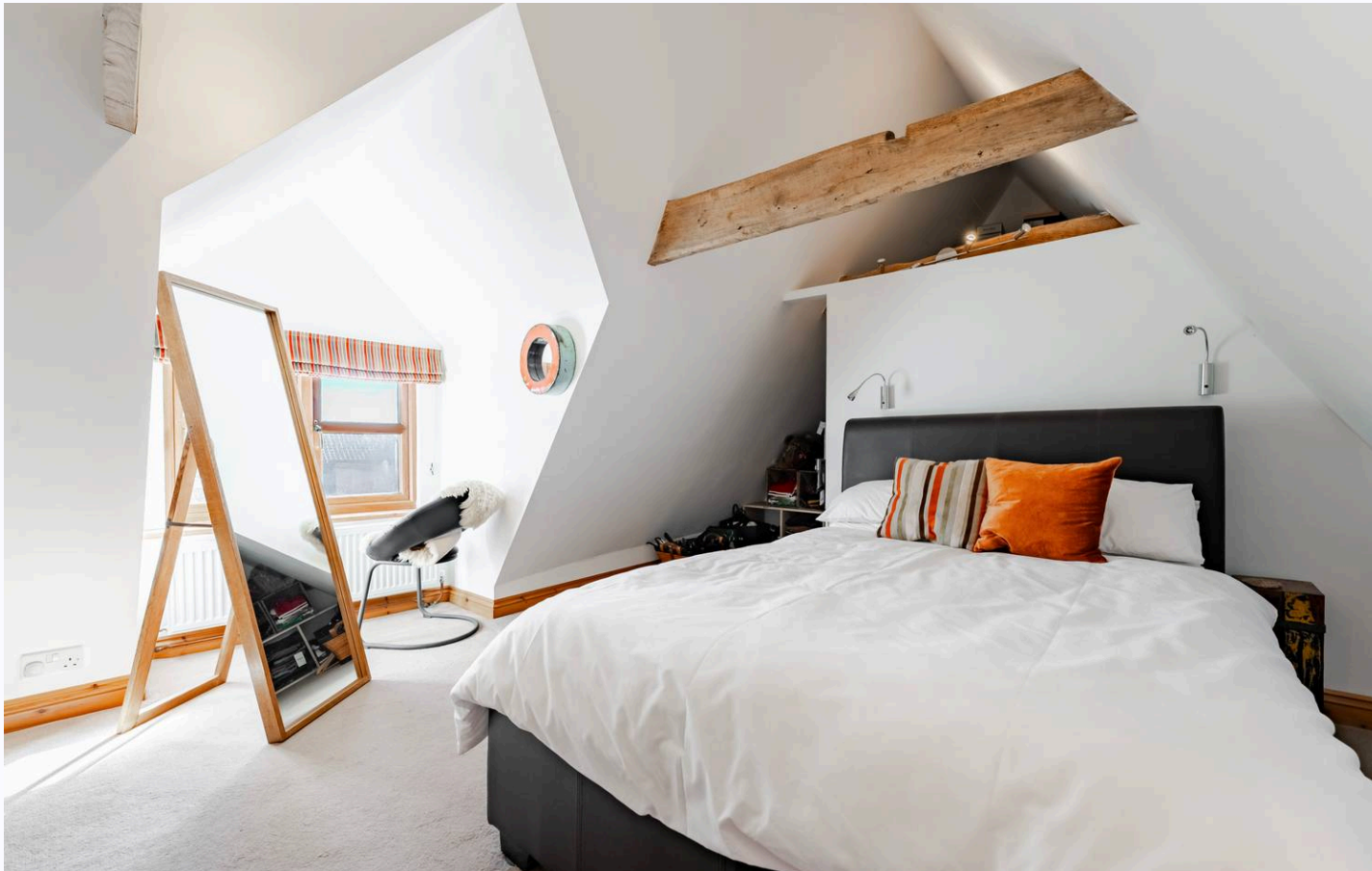
The result is a home that beautifully balances period charm with modern practicality. Rich in exposed brickwork, timber detailing and traditional farmhouse character, the property also provides the versatile accommodation, entertaining spaces and outbuildings that lend themselves perfectly to modern family life, home working, hobbies or multi-generational living.

The property is approached via a generous shingle driveway, creating an impressive first impression while providing parking for numerous vehicles with ease. The substantial frontage immediately conveys the scale of what is on offer, while beyond, extensive lawned gardens and paddock-style grounds provide a wonderful setting for those seeking a more rural lifestyle.



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The current owners have successfully kept livestock including pigs, highlighting the suitability of the land for buyers wishing to pursue similar interests, establish a smallholding or simply enjoy the freedom of additional outdoor space.

Stepping inside, the entrance hall provides a welcoming introduction to the home and leads into the heart of the property. A practical shower room and separate utility offer everyday convenience, ensuring muddy boots, pets and country living are easily catered for.

Without doubt, the standout feature of the home is the spectacular open-plan dining area and kitchen, a space designed around entertaining, family gatherings and everyday enjoyment. The remarkable dining area enjoys a striking vaulted ceiling with three Velux windows overhead, flooding the room with natural light throughout the day.

French doors open directly onto the courtyard terrace, seamlessly connecting indoor and outdoor living, while dual-aspect glazing further enhances the sense of space and light. Exposed red brick walls, beautiful timber beams, tiled flooring and a stunning oak staircase combine to create a room full of character and warmth.

The craftsmanship on display continues upstairs, where attractive timber detailing along the landing serves as a reminder of the property's heritage and quality.



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## Church Farm House

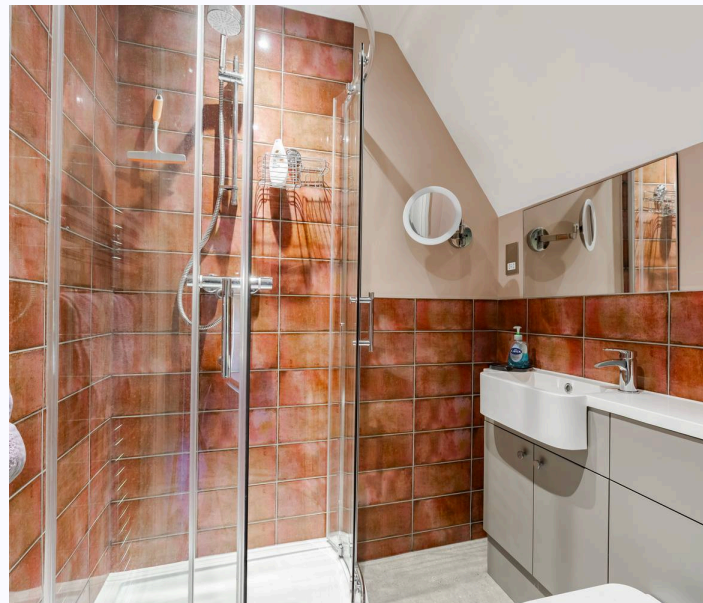
Lingwood, Norwich

Flowing naturally from the dining area, the kitchen is both practical and sociable, making it ideal for modern family life. Fitted with an extensive range of base, wall and drawer units complemented by generous work surfaces, display cabinets and a central island with inset sink, the room has been thoughtfully designed to accommodate everything from everyday meals to larger gatherings.

There is space for a range-style cooker, fridge freezer and dishwasher, while dual-aspect windows provide lovely views across the grounds and fill the room with natural light. The open arrangement between the kitchen and dining area creates a fantastic entertaining environment where guests can move effortlessly between spaces.

For quieter moments, the lounge offers a wonderfully cosy retreat. Generous in size yet beautifully intimate in atmosphere, this room is centred around a charming log burner and enriched by an exposed beam and brick detailing. It is easy to imagine family and friends gathering here once dinner has finished, creating a warm and inviting setting throughout the seasons.

Completing the ground floor is the versatile bedroom/office. Adaptable to suit a variety of requirements, this room could serve as a home office, ground floor bedroom, hobby room or guest accommodation and adds further flexibility to the overall layout. Combined with the existing facilities on the ground floor, the configuration offers excellent potential for multi-generational living.



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Lingwood, Norwich

The first floor continues to impress with three well-proportioned bedrooms, two of which benefit from en-suite facilities added by the current owners as part of their extensive improvements. A well-appointed family bathroom serves the remaining accommodation, while the characterful landing provides access to all principal rooms.

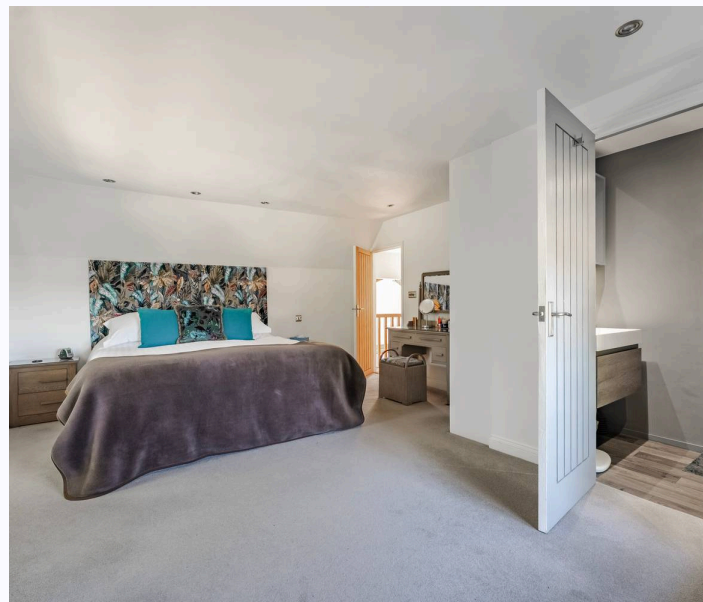
Rising further to the second floor, a fourth bedroom occupies its own level, creating an ideal principal suite, teenager's retreat or guest accommodation, enjoying a degree of privacy away from the main family bedrooms.

Beyond the house itself, the range of outbuildings significantly enhances the property's appeal. The triple cart lodge provides exceptional covered parking and storage, while the substantial mezzanine level above is currently utilised as a gym, offering a fantastic lifestyle space with endless alternative possibilities, subject to requirements.

A generous garage, workshop and storage building provide further versatility for vehicle enthusiasts, tradespeople, hobbyists or those requiring extensive storage capacity. Together, these outbuildings create a property that is every bit as practical as it is attractive.

The grounds continue to impress, with extensive lawned areas providing ample space for children to play, animals to roam or future owners to develop their own vision of country living. Whether enjoying outdoor entertaining on the terrace, cultivating gardens, keeping livestock or simply appreciating the peace and privacy of the surroundings, the lifestyle on offer here is truly special.

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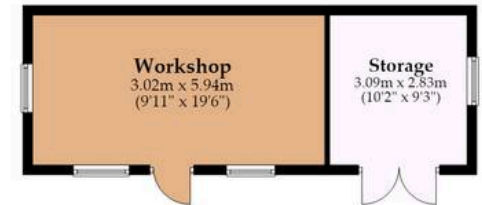
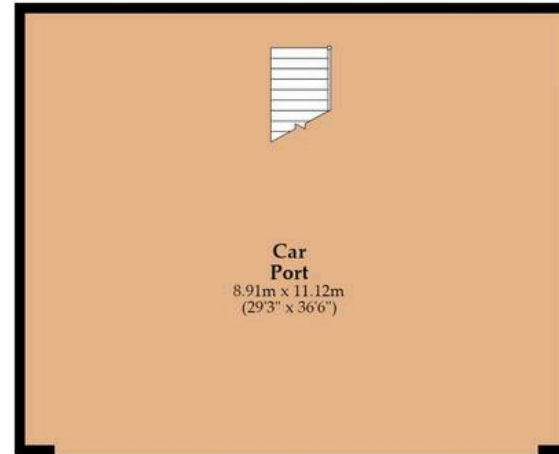
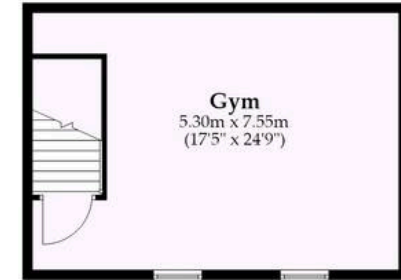
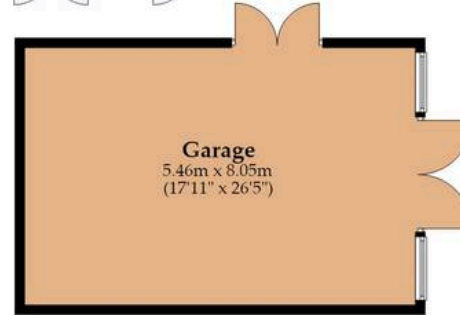
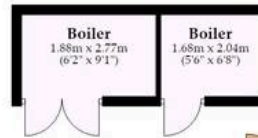


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## Ground Floor

Approx. 351.1 sq. metres (3779.5 sq. feet)



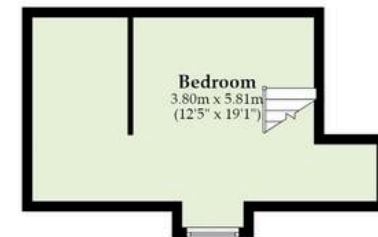
## First Floor

Approx. 85.8 sq. metres (923.3 sq. feet)



## Second Floor

Approx. 24.3 sq. metres (261.4 sq. feet)



Total area: approx. 461.2 sq. metres (4964.2 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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