



CURLY TAIL FARM

BROOKE, NORFOLK



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**An Impressive Family Home
Combining Modern Facilities
And Character Features With Two
Superb Single Storey Detached
Dwellings Suitable for Holiday Lets
And A Large Workshop Barn.**

Entrance hall • Snug • Impressive kitchen/breakfast room
Dining room • Sitting room • Utility room • WC • Master bedroom
with adjoining dressing room/nursery and separate en-suite
shower room • Four further bedrooms two with en-suite
Substantial garage/workshop • 2 Bay cart lodge • Loggia and
Kennels • Gardens and grounds in all 1.04 acres (est)
EPC rating = D

The Piggery: Open plan kitchenette/dining/living room • Hallway
Utility room • Master bedroom with en-suite shower room
Two further bedrooms • Bathroom • Private driveway and
gardens • EPC rating = E

Piglet Barn: Living/games room • Kitchen • Guest bedroom/office
Wet room • Private Garden • EPC rating = D



DIRECTIONS

Leave Norwich via Bracondale turning right at the Norfolk County Council roundabout. Follow this road turning left onto the A146. From the last set of traffic lights at the top of the A146 Trowse bypass, turn right onto the B1332 Bungay Road. Follow this road through Poringland/Framingham Earl and onto the village of Brooke. In the centre of the village, turn right at the crossroads just past the Kings Head Public House and Brooke Post Office into High Green. Follow High Green out of the village and then turn left into Woodton Road. Ignore the turn to Mill Lane and Curly Tail Farm will be found after approximately 800m on the left hand side. The postcode of the property is NR15 1EY.

THE PROPERTY

Curly Tail Farm is believed to date from the mid 19th century and the current owners since 2008 have totally restored, renovated and extended the house into a super family home, finished to a very high standard with an excellent blend of modern living and character features including exposed brickwork and oak beams. The property has been designed to provide a perfect space for entertaining. The spacious open plan kitchen/breakfast room with bespoke fitted kitchen units below solid wood and granite worktops and vaulted ceiling is just one of the many attractive features of the property. The kitchen opens to a cosy snug area with a double sided wood burner through to the dining room and both rooms connect to the vaulted sitting room with oak beams, a large wood burner and French doors leading out to a paved patio and the garden. The master bedroom is on the ground floor and has adjoining dressing room/nursery and separate en-suite shower room. Off the kitchen/breakfast room are a utility room, pantry, cloakroom and a plant room with gas fired boiler serving the heating systems in the main house and Piglet Barn and mega flow hot water system. We draw your attention to the floor plans for a full explanation as to how the accommodation is arranged.

In the main house there is underfloor heating below reconstituted flagstone flooring throughout the ground floor and radiators on the first floor serving the four bedrooms and both en-suite bathrooms

The windows in all three properties are double glazed and there is a CCTV system and electric gates with a security video entry system to the main driveway. There is a monitored burglar alarm system and all three properties are connected to mains water and to a private treatment plant.



THE PIGGERY

The Piggery, the larger of the two barns, was converted in 2011 and has been finished to a very high standard. There is an impressive open plan kitchen/dining/living room with integrated appliances and double glazed doors leading out to a paved patio area and private garden. There is also a utility room where the gas fired boiler is located. The master bedroom enjoys an en-suite shower room and there are two further double bedrooms and a bathroom. The Piggery retains many original features throughout.

PIGLET BARN

This is the smaller of the two barns and was completely renovated in 2008. Piglet Barn retains many original features and comprises a large living/games room, guest bedroom/office and a kitchenette. Outside, there is a block patio and private lawned garden. Piglet Barn does not currently have planning permission to be run as a holiday let as it is solely ancillary to the main house.

OUTSIDE

Curly Tail Farm is approached through remote controlled electric gates via a shingle driveway which widens to provide additional parking/turning space and leads to a two bay cart lodge. The garden to the main house is laid to lawn and enjoys south and westerly aspects from a large paved patio area. The Piggery and Piglet Barn have their own lawned gardens and there is a further garden area to the right of the driveway with established trees and a kitchen garden area with raised vegetable plots.

A separate access point from Woodton Road leads through a five bar gate to a second shingled driveway serving The Piggery and Piglet Barn. The substantial garage/workshop (60'1" x 29' internal) is constructed of block walls with a roller shutter door, concrete floor, lighting, electricity and water supply, door to side.



The Piggery



The Piggery



Piglet Barn



Piglet Barn



SITUATION

Curly Tail Farm enjoys an enviable position off a quiet lane on the edge of the village of Brooke approximately 7 miles from Norwich in South Norfolk. The lanes offer a wealth of walking and cycling opportunities as well as a number of bridal paths. There are local shopping and transport facilities in the village including a farm shop, post office, two public houses, bus service and garage. Brooke also boasts a primary school, cricket club and tennis club as well as a veterinary and equestrian clinic. Livery is also available locally. Otherwise there are excellent facilities in Poringland and Loddon, and Bungay is also within easy reach.

GENERAL INFORMATION

LOCAL AUTHORITY

South Norfolk District Council.

Curly Tail Farm: Band G

The Piggery: Band B.

AGENT'S NOTE

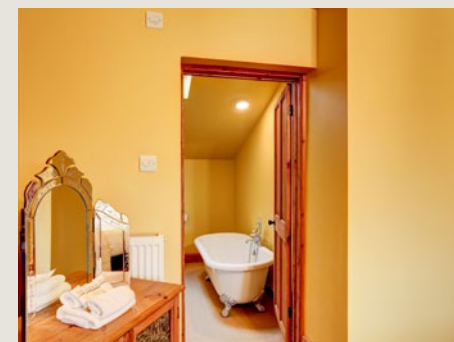
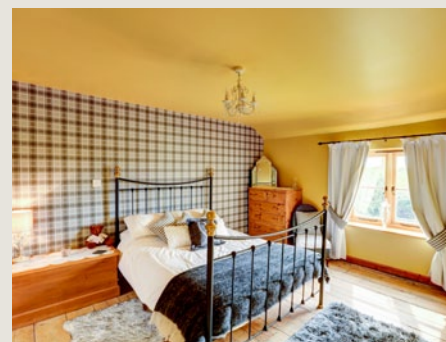
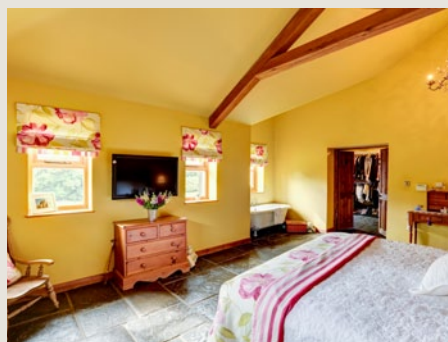
The property is sold subject to an existing overage agreement dated the 14th October 2008 which runs until the 14th October 2023. An overage is payable if the Long Barn (now known as The Piggery) is sold independently of Title NK382046. The use of The Piggery as a holiday let or ancillary accommodation to the main house does not trigger the overage payment.

FIXTURES & FITTINGS

All fixtures and fittings including fitted carpets and curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation

VIEWINGS

Strictly by appointment with Savills. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.





FLOORPLANS

Gross internal area

7,682 sq ft / 714 sq m

For identification purpose only. Not to scale.



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

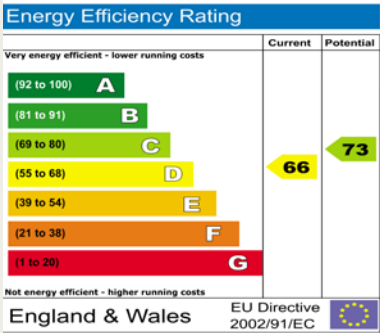
The position & size of doors, windows, appliances and other features are approximate only.

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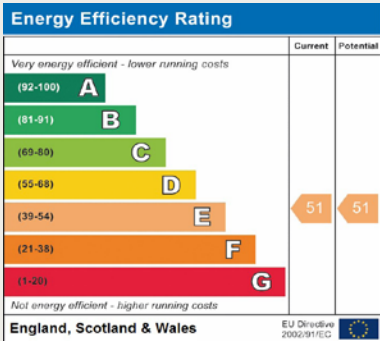
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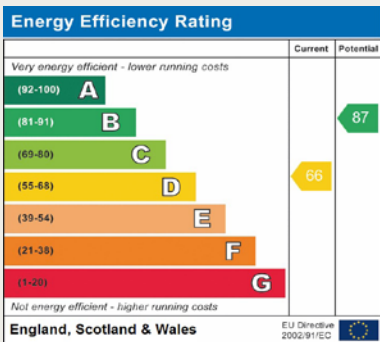
Curly Tail Farm



The Piggery



Piglet Barn



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