

SALES & LETTINGS

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Bristows Farm House, Chequers Street, East Ruston, Norfolk, NR12 9JX

Built circa 1800, Bristows Farm House is a charming detached property, with an integrated one-bedroom annexe, that is currently utilised as a successful holiday let, located in the North Norfolk village of East Ruston, idyllically situated amongst the rambling fields, picturesque canals and meandering waterways of the Norfolk Broads. Conveniently nestled between the bustling riverside market town of North Walsham and Stalham, the property benefits from easy access to a variety of amenities, including schooling for all ages, supermarkets, post office and leisure facilities.

Set back from the road, on a generous plot exceeding a third of an acre, the farm house is approached from the front over a pretty cottage garden with mature shrubs, a well-maintained lawn garden and planted flower beds. To one side, a hard standing driveway provides ample off-road parking as well as access to a garage, carport and storage shed. A timber gate grants access to a generous lawn garden with an outbuilding comprising a shower room, outdoor kitchen and store and has the potential for further development, subject to usual planning permissions. To the rear a paved terrace, with a summer house and covered bar, perfect for alfresco dining with friends and family, extends away to a neatly maintained enclosed lawn garden.





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- FIVE BEDROOMS
- DETACHED FARMHOUSE
- RURAL VILLAGE LOCATION

- WELL-PRESENTED THROUGHOUT
- APPROX. FIFTEEN MILES TO NORWICH
- ONE BEDROOM INTEGRATED ANNEXE

- APPROX. FIVE MILES TO THE COASTLINE
- PLOT EXCEEDING ONE THIRD OF AN ACRE
- AMPLE OFF-ROAD PARKING, GARAGE & CARPORT

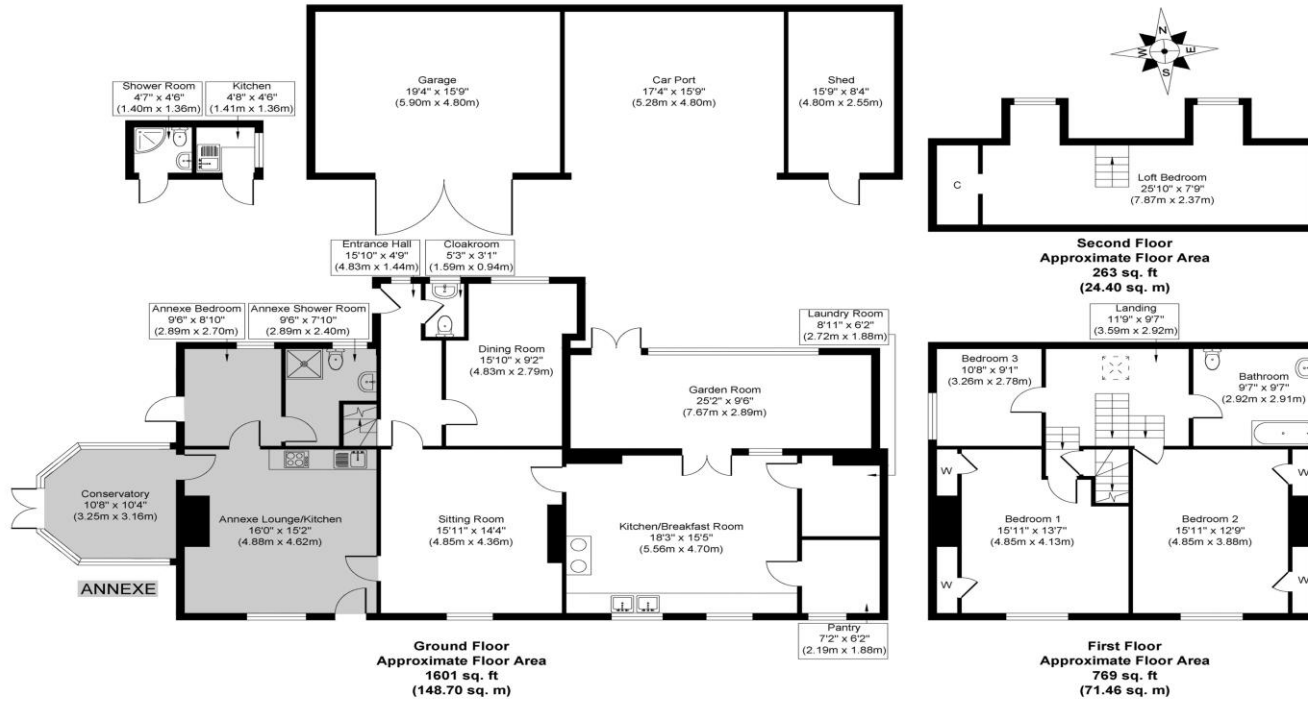
Arranged over three storeys, the ground floor boasts four receptions, including a sitting room with feature fire place, a separate dining room and a fabulous family kitchen diner with an oil-fired range, and adjoining garden room that opens out to the rear garden. To the first floor there is a family bathroom and three bedrooms, two with built in storage and to the top floor, a generous loft bedroom provides additional accommodation. The one-bedroom annexe with an open plan lounge diner and kitchen also features a conservatory and a segregated garden for private parking and relaxation, it enjoys a separate entrance but can also be accessed from the main house if required.

Bristows Farm House is further complimented in its proximity of approximately five miles to the dog friendly sandy shorelines at Happisburgh and Sea Palling or fifteen miles to the capital city of Norwich where there is excellent retail therapy, numerous restaurant and café and extensive historical interest.





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Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F	27 F	
1-20	G		





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