







## Wensum Farm

Elsing, Norfolk, NR20 3EP

An outstanding small country estate with delightful family house in private location with stunning views

Swanton Morley 1 mile, Dereham 6 miles,  
Norwich 12 miles

Entrance hall | Drawing room | Library | Kitchen  
Dining Room/Living Room | Garden room  
Side hall | Utility room | 2 Cloakrooms  
Separate wing/annexe with: Sitting Room  
Kitchen | 2 Bedrooms | Bathroom

First Floor: 5 Bedrooms | 2 Bathrooms

Range of outbuildings with Stable Block  
Loose Boxes | Tack room | Temperature  
controlled wine storage | Garaging  
Substantial modern farm building

Formal and informal gardens and grounds  
Heated Swimming pool | Hard tennis court  
Grazing land and Meadows | Woodland  
shelter belts

River frontage to Wensum with fishing rights

**In all about 67 acres (27.11 hectares)**

**For sale by private treaty as a whole  
or in two lots**









## The property

Wensum Farm, Elsing offers an excellent opportunity to purchase a unique, small mid-Norfolk country estate within a delightful rural setting overlooking the River Wensum and with views along the Wensum Valley.

Acquired in 1984 the property has been the home of the English family and the base from where Nick and Giles English developed their interest in flying with their father Euan and regularly flew from Wensum Farm. Subsequently the property was their Norfolk home while developing the successful Bremont Watch Brand which is now renowned world wide.

The estate is being offered for sale as a whole or in two lots as follows:

### Lot 1

The Farmhouse, Gardens and Grounds with Land and Buildings Extending to Approximately 33.3 Acres (13.47 Hectares) as Coloured Blue on the Attached Plan.

Wensum Farmhouse was built in the late 19th century and has been renovated, improved and extended by the vendors linking the house to a substantial period barn to provide further accommodation. The house has a custom built fitted kitchen with Aga and provides comfortable, extremely well finished family accommodation and has a separate two bedroom cottage/annexe with delightful landscaped gardens and grounds including hard tennis court and heated swimming pool.



The property stands in an elevated and truly unspoilt position with spectacular views and is approached via a long driveway surrounded by its own land within the Wensum Valley. The gardens are a feature of the house with a formal area with box hedging, lawn and rose borders with a large York stone paved terrace facing south. Further stepped garden areas include a productive orchard, walled garden, and other private garden areas with mixed shrub herbaceous beds and a raised terraced area by the barn with outstanding views.

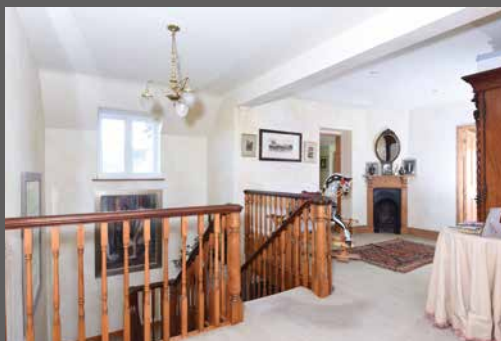
Within the grounds are extensive outbuildings including a stable block, loose boxes, tack room and temperature controlled wine storage. In addition there is a large portal framed concrete and asbestos general purpose building suitable for a variety of uses.

### Lot 2

About 34 acres (13.75 hectares) of meadows, pasture and woodland with frontage to the River Wensum, as coloured green on the attached plan.

The land is divided into paddocks and extends to about 34 acres of grassland, new plantations with frontage to the River Wensum along the northern boundary.

There is the benefit of an airstrip which has been used by the vendors' family for light aircraft for a number of years. The airstrip runs south west to north east and is ideal for those with a private pilot's licence.









## Location

Wensum Farm is situated in the village of Elsing, a markedly unspoilt pocket of countryside about 12 miles to the west of Norwich, the cathedral city and regional centre of East Anglia.

The village of Swanton Morley (1 mile) has an excellent butchers, bakers and general store and the Derby's public house and restaurant. The market town of Dereham is about 6 miles to the south and has excellent shopping, schooling and banking facilities. The village of Elsing has a public house and is well-placed to connect with the A47 between Norwich and Kings Lynn or the A1067 between Holt and Fakenham.

## General

**Method of Sale:** The property is offered for a sale as a whole or in two lots.

**Tenure:** The property will be offered for sale freehold with vacant possession on completion:

**Sporting/Fishing/Shooting Rights:** These are included in the sale.

**Timber:** All standing and fallen timber is included in the sale of the freehold.

**Services:** Mains electricity. Private water supply and drainage to private system. Oil-fired central heating and Aga.

**Local Authority:** Breckland District Council (T: 01362 656873).

**Water:** Anglian Water (T: 0800 919 155).

**Environment Agency:** (T: 01733 464928).

**Council Tax:** Wensum Farm Band F.

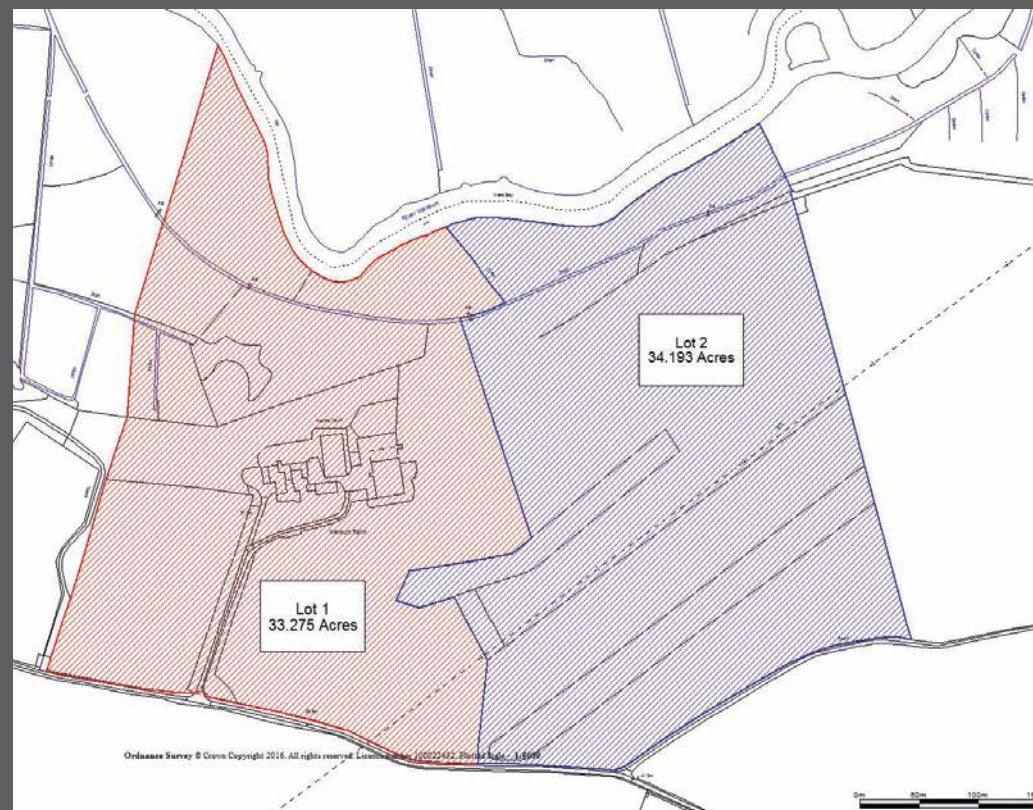
**Fixtures and Fittings:** Unless specifically mentioned in these particulars, all fixtures and fittings are excluded from the sale of the freehold interest. Some items such as carpets, curtains, light fittings etc, may be available by separate negotiation if required.

## Rights of Way, Wayleaves and Easements:

The property is offered subject to and with the benefit of all rights of way whether public or private, all wayleaves, easements and other rights specifically referred to herein or not.

**Single Payment Scheme:** These are included in the sale.

**VAT:** and sale of the property and any rights attached to it are exclusive of VAT.























### Directions

Leave Norwich on the A1067 Fakenham Road and at Bawdsell turn left signposted Elsing 2 miles. Follow the road passing Belaugh Park on the right and crossing over the River Wensum. At the T junction turn right and then at the next crossroads turn right again. Follow the small country road and then turn right signposted Swanton Morley 2 miles. After about 0.5 miles the drive to Wensum Farm will be found on the right hand side.

### Norwich

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55 offices across England and Scotland,  
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## Wensum Farm, Elsing, Dereham, NR20 3EJ

GROSS INTERNAL FLOOR AREA 623 SQ METRES 6706 SQ FT (INCLUDES STABLE & WOOD STORE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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