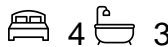


# Beautiful 25-Acre Agricultural Property with Farmhouse and Outbuildings

## Agricultural Property

For Sale: £1,400,000.00

Willow Farm, Greenfield Lane, Blofield, Norfolk NR13



### Details:

Available from: 2024-06-20 | Furnished: No | Parking: Yes | Deposit: £0.00 | Council Tax Band: E

### Property Features:

25 Acres of Arable Land  
4-Bedroom Farmhouse  
Extensive Outbuildings  
Private Gardens and Paddocks

Nestled in the heart of Norfolk's countryside, Willow Farm offers a rare opportunity to acquire a well-maintained, 25-acre agricultural property with a charming farmhouse, numerous outbuildings, and expansive arable land. Whether you are looking for a working farm or a peaceful countryside estate, this property is ideal for farming, equestrian activities, or rural retreats. It combines the best of country living with excellent business potential.

### Key Features

- **25 Acres of Arable Land**

The property encompasses 25 acres of high-quality, fertile land, perfect for a variety of agricultural uses. Currently used for crop farming, the land is well-drained and has been maintained to high

standards, ensuring its suitability for continued cultivation or livestock.

- **4-Bedroom Farmhouse**

The traditional brick-built farmhouse offers comfortable living with modern amenities. The ground floor features a spacious kitchen with a breakfast area, a large family living room with a wood-burning stove, a separate dining room, and a utility room. Upstairs, the property boasts four generously sized bedrooms, including a master with an en-suite, as well as a family bathroom. The home blends rustic charm with modern comfort.

- **Extensive Outbuildings**

The property includes several outbuildings suitable for agricultural purposes:

- **Large Barn:** Ideal for machinery storage or livestock housing.
- **Workshop:** Equipped with electricity, perfect for repairs and maintenance of farm equipment.
- **Grain Store:** Spacious storage for harvested crops.
- **Stables:** Suitable for equestrian use, with space for up to six horses.

- **Private Gardens and Paddocks**

Surrounding the farmhouse are beautifully landscaped private gardens, perfect for relaxing or outdoor entertaining. There are also three paddocks on the property, ideal for grazing animals or equestrian activities.

- **Water Access and Irrigation**

The property benefits from a natural spring-fed pond and a dedicated irrigation system, making it ideal for farming and agricultural purposes. The pond also adds to the beauty of the landscape, attracting local wildlife.

- **Energy-Efficient Features**

The farmhouse has been updated with energy-efficient double glazing, solar panels, and biomass heating, ensuring sustainability and reduced running costs. Additionally, the barn is equipped with a rainwater harvesting system for irrigation purposes.

## **Agricultural Potential**

With its fertile land, Willow Farm is perfectly suited for crop farming, livestock rearing, or horticulture. The property also holds potential for organic farming, with its expansive fields and access to water resources. The existing infrastructure, including storage barns and a grain store, make it easy to begin or expand agricultural operations.

Alternatively, the land could be adapted for equestrian purposes, with its multiple stables, paddocks, and large outbuildings offering everything needed for horse training or boarding.

## Location and Access

Willow Farm is located just outside the quaint village of Greenfield, offering the tranquility of rural living while still being easily accessible to nearby towns. The property is:

- **10 miles from Norwich:** Providing access to larger shopping centers, schools, and medical facilities.
- **Easy Access to Major Roads:** The A47 and A11 roads are nearby, making it easy to transport goods or commute to the city.
- **Close to Local Markets:** The farm is ideally located near local farmers' markets and agricultural suppliers, ensuring convenience for business operations.

## Additional Features

- **Tenure:** Freehold
- **Council Tax Band:** D
- **Planning Permission:** Potential for further development of agricultural buildings or residential expansion, subject to approval.
- **Nearby Amenities:** Local schools, shops, and a post office are just a short drive away in Greenfield Village.
- **Public Rights of Way:** The property benefits from nearby bridleways and walking paths, perfect for those looking to enjoy the surrounding countryside.

## Why Choose Willow Farm?

Willow Farm offers the perfect blend of agricultural potential and countryside living. With its extensive land, well-maintained buildings, and modern amenities, this property provides an excellent opportunity for farmers, equestrian enthusiasts, or those looking to escape city life.

Whether you plan to continue farming operations, develop a rural business, or enjoy the tranquility of rural living, Willow Farm provides endless opportunities for both work and leisure.

**Don't miss the chance to own this exceptional agricultural property. Schedule a viewing today!**





These particulars are intended as a guide only.