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Lilac Farmhouse, Long Common Road, Swanton Abbott, Norfolk, NR10 5BH

An exceptional lifestyle opportunity to acquire an elegant, Grade II listed, farmhouse alongside two beautifully appointed holiday residences, set within the peaceful and picturesque village of Swanton Abbott, an Area of Outstanding Natural Beauty. Offering both an established income stream and the rare flexibility to create a substantial multi-generational home, this unique collection of properties invites a truly versatile way of living.

Perfectly positioned in the heart of Norfolk, the setting provides a refined rural retreat from which to enjoy the county's many delights. Scenic walking routes unfold from the doorstep, while the surrounding quiet lanes offer miles of idyllic cycling through unspoilt countryside.

Set well back from the road within grounds approaching three-quarters of an acre, the property is approached via a sweeping horseshoe driveway, offering ample off-road parking and an attractive green frontage. To the side, beautifully maintained lawns are bordered by mature hedging and established trees, with views stretching across open fields beyond. To the rear, an enclosed courtyard garden features paved terraces, ideal for alfresco dining and entertaining, creating a private and tranquil outdoor retreat.

Across the farmhouse and the established holiday cottages, a wealth of original character has been carefully preserved, including exposed brickwork, feature fireplaces and traditional beams, blending heritage charm with modern comfort.





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- RURAL LOCATION
- AMPLE OFF-ROAD PARKING
- PLOT APPROACHING ¾ OF AN ACRE

- BEAUTIFULLY PRESENTED THROUGHOUT
- SURROUNDED BY COUNTRYSIDE WALKS
- AREA OF OUTSTANDING NATURAL BEAUTY

- PERIOD PROPERTY WITH ORIGINAL FEATURES
- TWENTY MINUTES TO COASTLINE & NORWICH
- FARMHOUSE WITH TWO SEPARATE HOLIDAY LETS

The main farmhouse offers four reception rooms, a well-appointed bespoke, hand crafted kitchen with adjoining boot room, ground floor cloakroom, separate utility and a light-filled conservatory overlooking the enclosed courtyard garden. Upstairs, four bedrooms provide comfortable family accommodation, including a principal bedroom with an en-suite, and a family bathroom. In addition, Lilac Barn, a spacious single-storey conversion, offers charming accommodation for up to four guests, with beautiful countryside views. Lilac Lodge provides an intimate and stylish retreat for two.

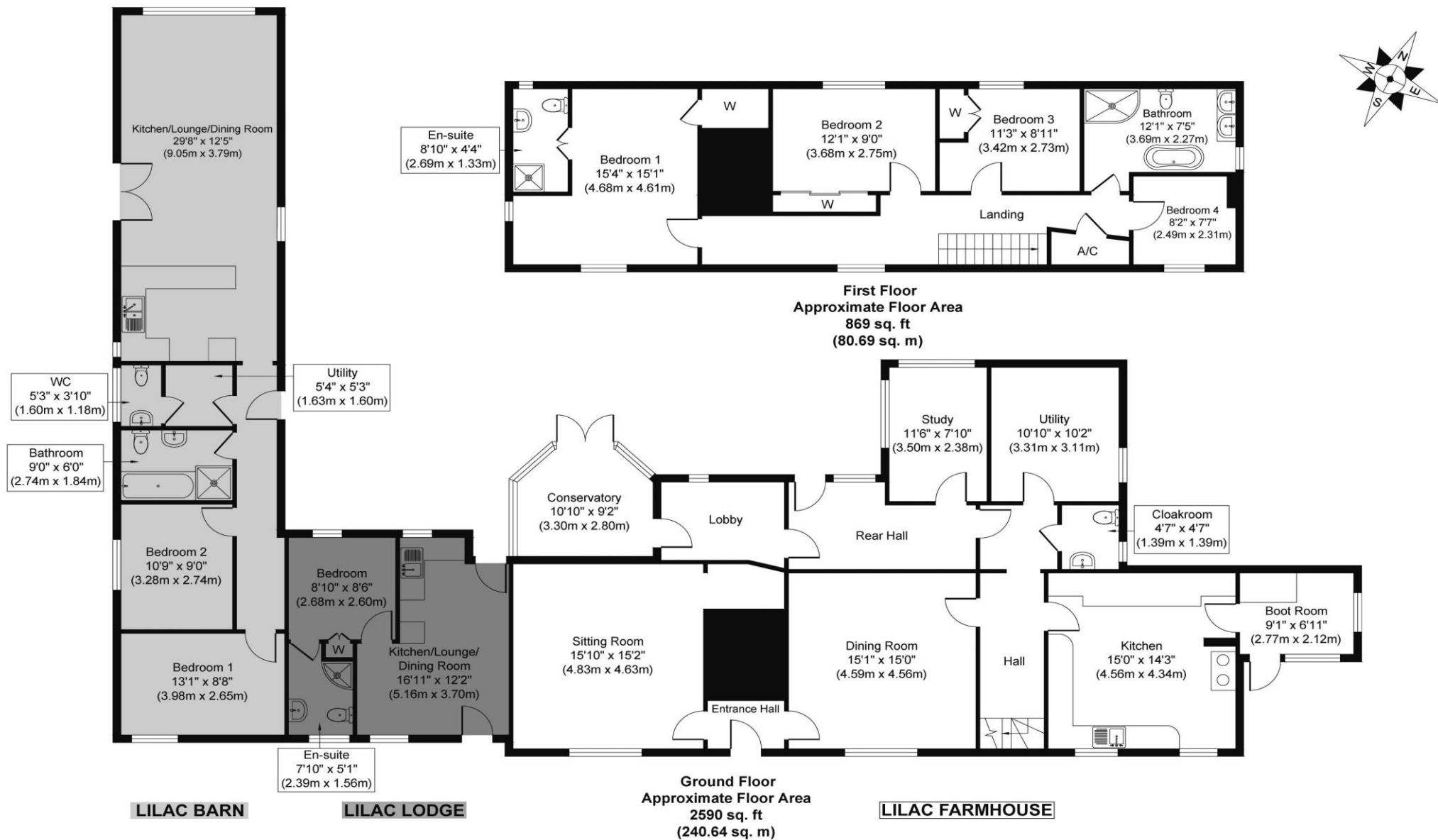
Collectively, the three properties present a truly exciting opportunity, with full planning permission already granted to unite Lilac Barn and Lilac Lodge into a single, self-contained annexe. This thoughtful provision creates an ideal arrangement for multi-generational living or luxurious guest accommodation, all while preserving the flexibility to continue holiday letting should one wish to do so.

Ideally located, the property provides easy access to the tranquil waterways of the Norfolk Broads, the historic cathedral city of Norwich, and over 100 miles of breathtaking coastline. Renowned golf courses and some of North Norfolk's most celebrated coastal landscapes are all within easy reach.

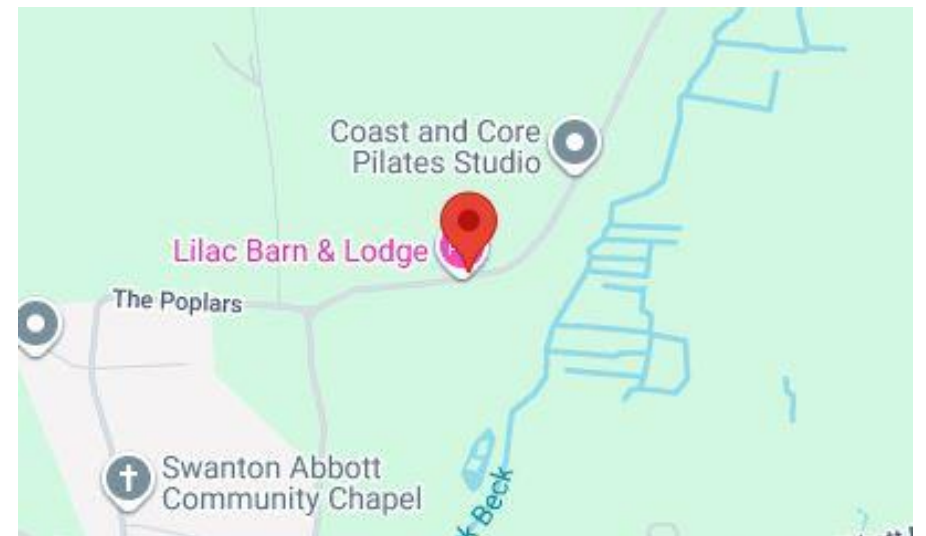




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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements 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.





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