



OLD FARMHOUSE, NEATHERD MOOR, DEREHAM

GUIDE PRICE £625,000



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An impressive four bedroom detached farmhouse standing in around half an acre with a hobby/fifth bedroom and en-suite shower room above the garage, situated in a lovely rural location to the east of Dereham.

DESCRIPTION

Old Farmhouse has been carefully refurbished and maintained by the current owners and offers very well presented accommodation including a good size reception hall, sitting room with a wood burner and a dining room with doors leading out to a patio and the rear garden. The kitchen is a particularly impressive feature and there is access from here to a hallway with a door to the garages and stairs leading up to a hobby/fifth bedroom with an en-suite shower room above the garages. There is potential to convert the garages into accommodation and make this part of the property into a self-contained annexe (subject to any necessary consent). There is ample space in the front garden to build further garaging. On the first floor are four well-proportioned bedrooms with an en-suite shower room to the master bedroom and a family bathroom.

The property has an oil fired central heating system and double glazed windows throughout. All internal paintwork is 'Farrow & Ball' and all door fittings, wall lights, light switches and sockets are by 'Jim Lawrence of Suffolk', which together add a real quality finish to the house.

LOCATION

Old Farmhouse is conveniently located within one mile from the centre of Dereham and situated at Neatherd Moor on the fringe of the town. Neatherd Moor extends to the east to Etling Green which are two important areas of common land with both sites supporting a wide variety of wildlife including some protected species such as great crested newts, bats and locally important plants. There is a pretty walk from Neatherd Moor across to Etling Green which is popular with dog walkers.

Dereham is a popular market town in mid-Norfolk, located around 17 miles west of Norwich and 29 miles from King's Lynn. Dereham town centre has an excellent range of shopping facilities. Other amenities include all levels of schools, supermarkets, doctors and dentist surgeries and all of the facilities one would expect from a thriving market town.



ACCOMMODATION

On the Ground Floor:-

RECEPTION HALL Composite entrance door with double glazed panel. Tiled floor with mat recess. Radiator. Telephone point. Built-in under stairs storage cupboard with tiled floor, light and power. Stairs to first floor landing. Coving. Two double glazed windows to front aspect.

SITTING ROOM Two radiators. Exposed brick chimney breast with a wood burner on a raised pavement tile hearth. Television point. Coving. Double glazed windows to front and rear aspects.

DINING ROOM Tiled floor. Radiator. Coving. Double glazed windows and doors to a paved patio and the rear garden.

KITCHEN/BREAKFAST ROOM Solid wood worktops with a range of cupboards and drawers below and two ceramic sinks with mixer taps. Tiled splashback. Matching wall cupboards with concealed lighting below. Electric Range cooker. Integrated dishwasher, fridge and freezer. Breakfast bar. Radiator. Inset ceiling spotlights and vaulted ceiling. Double glazed windows to front aspect.

CLOAKROOM White WC. Pedestal wash basin with tiled splashback. Tiled floor. Extractor fan. Inset ceiling spotlights.

UTILITY ROOM Worktops with cupboards below and an inset white single drainer sink with mixer tap. Tiled splashback. Utility space below worktop with plumbing for washing machine and space for tumble dryer. Tiled floor. Radiator. Extractor. Inset ceiling spotlights. Coving.

SIDE HALLWAY Tiled floor. Door to garages. Carpeted stairs with built-in storage cupboards either side to the bedroom/studio.

BEDROOM/STUDIO Radiator. Two Velux skylight windows with blinds. Double glazed window to side aspect.

EN-SUITE SHOWER ROOM Fully tiled walls and a shower cubicle with a thermostatic mixer shower and screen door. White WC and pedestal wash basin. Tiled floor. Extractor.



On the First Floor:-

LANDING Radiator.

BEDROOM 1 Two radiators. Television point. Vaulted ceiling. Double glazed windows to front and rear aspects.

EN-SUITE SHOWER ROOM Tiled shower cubicle with mixer shower with a rainhead shower above and screen door. White WC. Wash basin with cupboard below and drawers to side. Tiled floor. Chrome towel radiator. Part tiled walls. Extractor.

BEDROOM 2 Radiator. Sloping ceiling. Double glazed window to side aspect.

BEDROOM 3 Radiator. Vaulted ceiling. Double glazed window to front aspect.

BEDROOM 4 Radiator. Television point. Vaulted ceiling. Double glazed window to front aspect.

BATHROOM White roll top bath with claw and ball feet and mixer tap with shower attachment. Pedestal wash basin. WC. Tiled floor. Part tiled walls. Recess with dimmable downlighter spotlights. Chrome towel radiator. Extractor. 9 light glass chandelier by India Jane. Vaulted ceiling with Velux skylight window.

OUTSIDE

Gates open to a very large gravel driveway to the front of the property with parking for numerous vehicles. There are two garages with double doors, both with tiled floor and a dividing wall and door which could be removed if required. The larger of the two garages has a built-in cupboard with a hot water cylinder, low fitted storage cupboards and matching wall cupboards, free-standing oil fired boiler and inset ceiling spotlights. The smaller garage has inset ceiling spotlights and a door to the side hallway.

There is ample space to build further garaging if required (subject to the necessary consent). The front, side and rear gardens are all laid to lawn with a paved patio to the immediate rear of the property. Timber built log store and a timber built shed housing the oil storage tank.

DIRECTIONS

Leave Norwich (west bound) on the A47 following the signs to Dereham. Leave the A47 dual carriageway at the exit for North Tuddenham. Follow the road round to the T-junction and turn right back over the A47. At the next junction turn left towards Dereham (B1147). Continue as far as the 'T' junction and turn right into Norwich Road (still the B1147). Proceed past Neatherd High School for a quarter of a mile and turn right into Crown Road. At the end of Crown Road follow the road round to the left and turn right towards the small car parking area. With the children's play area on the right, you will then see a single carriageway tarmac track off to the left leading across the middle of the Moor with a red sign saying "No Parking beyond this Point" which does not mean "No Entry". Proceed along this track and don't take the left hand fork along the rubble track.....instead stay on the tarmac track and you will see the gates to Old Farmhouse to the left of the wooden gates to the neighbouring barn at the end of the track.

AGENT'S NOTES:

The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.

Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The energy efficiency rating for this property is C

Viewing strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871

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