



Willow Farm, Deopham Road, Morley St Botolph, NR18 9DF

twgaze



Willow Farm  
Deopham Road, Morley St Botolph  
NR18 9DF



**A wonderfully rare opportunity to live in a delightful property with history and character.**

**Guide Price £875,000**



The current owners moved into Willow Farm in August 1990 and have carried out a progressive carefully planned programme of improvements. This includes upgrading the electric systems and replacing all exterior doors. The farmhouse and cart shed were recently re-roofed by a Heritage roofing specialist and come with guarantees.

- **Grade II Listed farmhouse**
- **Nestled in the Norfolk countryside**
- **Approximately 3.6 Acres (STMS)**
- **Fenced paddocks suitable for equestrian use**
- **Wealth of original features**
- **Exposed beams and wood burners**
- **Versatile accommodation**
- **Potential annex or home office**
- **Multiple outbuildings**
- **Landscaped gardens**
- **No onwards chain!**

#### **Location**

Nestled in the heart of the Norfolk village of Morley St Botolph. Willow Farm's location enjoys a delightful countryside setting offering the best of both worlds being in this rural village whilst being only 3 miles from Wymondham with Norwich City centre only 14 miles away. This beautiful farmhouse is perfectly located for access to the market town famous for its Abbey, bustling farmers market and independent shops and pubs. There are several restaurants and supermarkets including a Waitrose and Morrisons. Wymondham offers great access to Norwich, Cambridge and London via the train station. Nearby, there is highly regarded schooling at the Morley Primary School, Wymondham High Academy and Wymondham College, and the UEA in Norwich. Norwich institutions such as the Norfolk and Norwich Hospital, John Innes Centre and Research Park are within easy reach.



## The Property

Willow Farm offers a warm and welcoming feel when you enter the property. There are lots of original character features in each of the sitting rooms including exposed beams, inglenook fireplaces and wood burners. Original winding staircases lead from the first floor and onto the attic space. The property has a practical layout with versatility at heart. Later conversion of the dairy barns forms a home office which had been designed to accommodate a self-contained annex. The classic farmhouse kitchen features a pamment tiled floor, Aga, solid timber worktops and butler sink. The kitchen is complemented with a fitted-out utility room, ideal for use as a boot room. The first floor opens up to four charming bedrooms with the opportunity for further development. The versatile heating system offers a warm home in the winter, whilst keeping nice and cool in the summer.

## Outside

There is approximately 3.6 acres of land with the property laid out with a formal landscaped garden to the side and rear. There is a charming orchard area with a 5-bar gate leading to an outbuilding with views over the rewilding garden. A further two paddocks can be found fenced and with stabling and water, an equestrian's dream! The land has been well maintained and offers grass land and wildflowers with several ponds offering an oasis for wildlife. Close to the property there is a convenient three bay cart lodge for undercover parking and storage.

## Services.

Mains electricity and water. Oil fired central heating. High speed fibre broadband throughout the property.

**Viewing** Strictly by appointment with TW Gaze.

**Freehold**

**What3words:** /// positives.printouts.assures



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**Outbuilding**  
Approx. 100.8 sq. metres (1198.7 sq. feet)



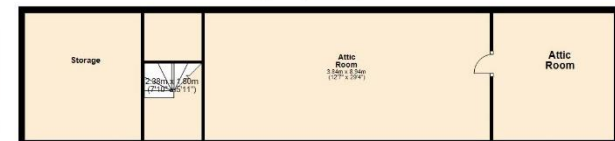
**First Floor**  
Approx. 83.9 sq. metres (903.9 sq. feet)



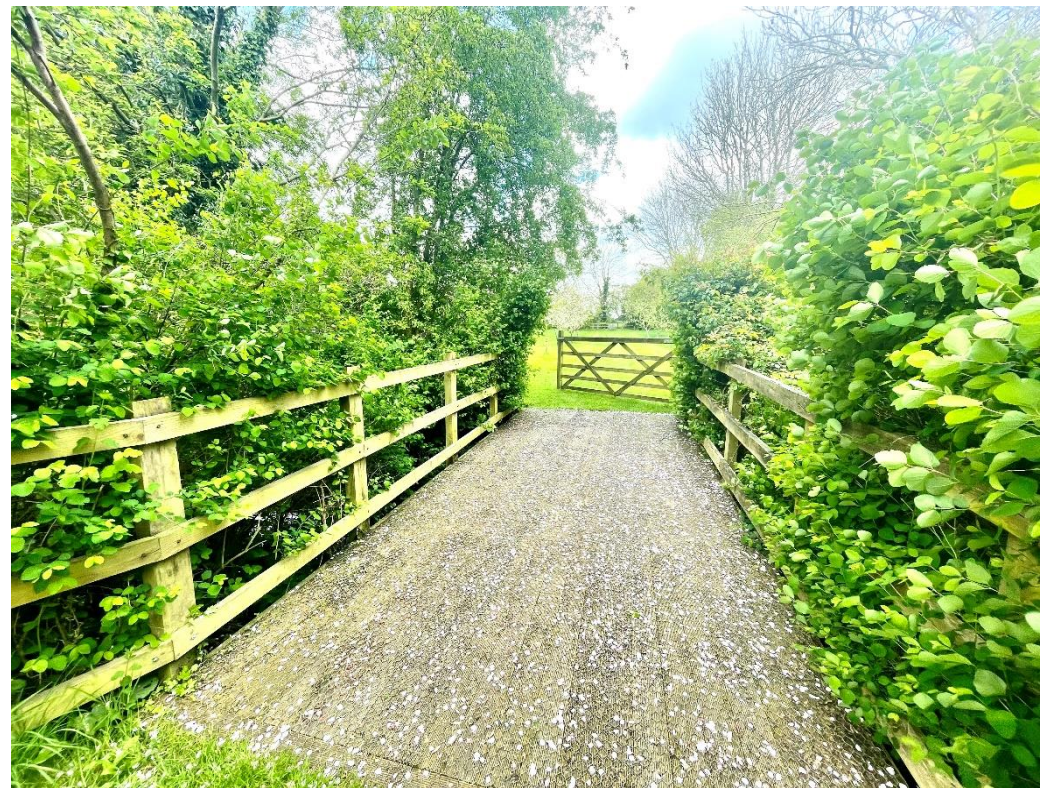
**Ground Floor**  
Approx. 174.3 sq. metres (1875.8 sq. feet)



**Second Floor**  
Approx. 73.9 sq. metres (792.8 sq. feet)



Total area: approx. 433.8 sq. metres (4669.1 sq. feet)





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