



THE STORY OF
Dairy Farm
Swardeston, Norfolk

SOWERBYS

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Dairy Farm

Low Common, Swardston,
Norfolk, NR14 8LG

Beautifully Renovated Period Home
Well-Fitted Kitchen/Breakfast Room

Fine Reception Hall

Sitting Room and Family Room

Five Bedrooms, Two Bathrooms

Well-Landscaped Grounds of
Approximately 2.1 Acres (stms)

Extensive Paddock

Self-Contained Annexe

Range of Traditional Outbuildings

5.67Kw System of Solar Panels and Storage Battery

SOWERBYS NORWICH OFFICE
01603 761441
norwich@sowerbys.com





“We love the east-facing terrace for breakfast, and its views across to the cow pastures and the hill beyond...”

A working dairy farm up until the 1960s or '70s, today Dairy Farm is a beautifully renovated home offering a wonderful slice of the Norfolk countryside. With the cows' feed troughs still in situ in the dairy building, there's evidence of the property's history, whilst another of the farm buildings, an old grain store, has been converted into an adjacent cottage, Dairy Farm Cottage. Set on the edge of the popular village of Swardston, Dairy Farm offers a fine, peaceful setting whilst being close to the

village and the Cathedral City of Norwich.

As you approach you are taken through the five bar gate to a rural sanctuary. The gravelled driveway provides plenty of parking and access to the thriving holiday let annexe. Dairy Farm has been sympathetically renovated and updated throughout. Flooded with light, the characterful, versatile and well-proportioned rooms offer plenty of space to relax, to enjoy the views of the garden as well as to entertain.





The spacious entrance reception hall sets the tone for the property with a wonderful period fireplace. The sitting room has windows on three sides and is a light and spacious room in which to relax and enjoy some downtime, with an open fireplace to sit by in winter. Leading off it is a flexible area which is currently used as an office.

The kitchen, being the hub of the home, is perfectly located. Space for a kitchen table makes it ideal for informal dining, with double doors leading out to the side terrace, a delightful spot for breakfast in the summer months, where you can enjoy views across to pastures and hills beyond. The terrace to the back of the house is a suntrap for sundowners. A useful utility room is tucked around the corner, complete with a traditional pantry. Leading off the kitchen/dining room, the family/music room is a great place to enjoy entertaining, whilst warmth radiates out from the focal wood-burning stove.



“It’s a light, airy house - cosy in winter and cool in summer - whilst always seeming flooded with light.”





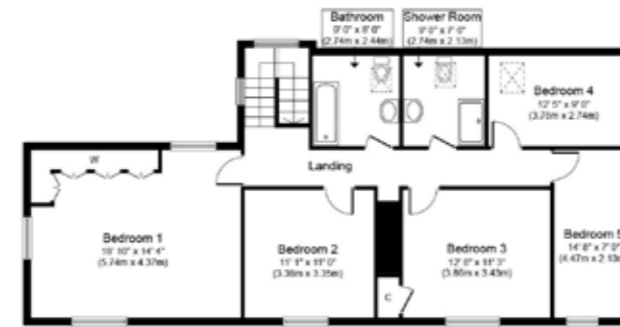


As a self-contained cottage, Dairy Farm Cottage offers huge potential. Currently used as a thriving Airbnb rental, it would also be an ideal annexe for a relative or long term let. The space flows really well, with a sitting room with double doors leading onto a private terrace, and a superb fitted kitchen. With a spacious bedroom and bathroom, it's the perfect self-contained abode.

The great outdoors! Dairy Farm is a property you just want to be outside enjoying. The formal gardens are well stocked with a wide variety of established planting, sweeping lawns, east and west-facing terraces, mature boundary hedging, and a large vegetable plot with raised beds.

When it comes to outbuildings, there are plenty, and our sellers have improved these greatly, with many being recently re-roofed. The original dairy makes a great workshop, hobbies room or storage space. The larger barn offers so many uses, and is ripe for conversion, subject to the relevant planning permission. The grounds include a separate paddock accessed from the driveway alongside the barns. Whether you seek the sun or shade, there's always a spot to sit and enjoy the tranquil setting of Dairy Farm.

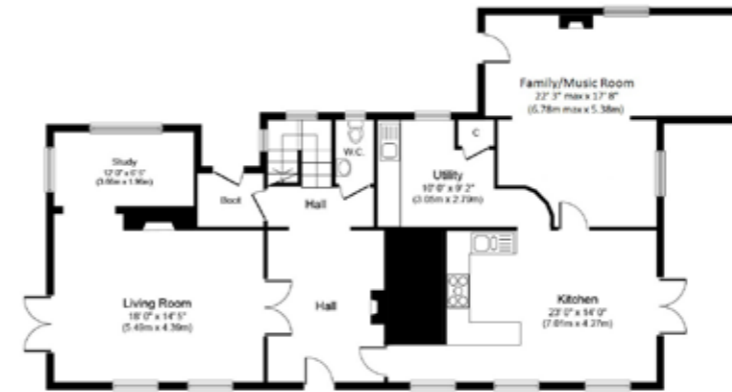




First Floor
 Approximate Floor Area
 1,017 sq. ft.
 (94.5 sq. m.)



Outbuilding
 Approximate Floor Area
 1,428 sq. ft.
 (132.7 sq. m.)



Ground Floor
 Approximate Floor Area
 1,318 sq. ft.
 (122.4 sq. m.)



Annex
 Approximate Floor Area
 538 sq. ft.
 (50.0 sq. m.)

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. 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.

ALL THE REASONS

Swardeston

IS THE PLACE TO CALL HOME



The pretty village of Swardeston is in south Norfolk, close to the city of Norwich and the popular residential areas of Mulbarton and Cringleford.

Swardeston Common is a haven for wildlife and is popular with walkers and there are numerous footpaths on the doorstep. There's a friendly and welcoming community, and the cricket pitch and pavilion are well used by the village residents.

About five miles away, Norwich's perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture.

Named as one of the best places to live in 2021, Norwich lies approximately 20 miles from the coast at the confluence of the River Yare and the River Wensum, the latter still bending its way through the heart of the city. In the 11th Century, Norwich was

the second largest city in the country, and today is still the UK's most complete medieval city. Strolling through the historic cobbled streets of Elm Hill, whatever the season, the Tudor architecture retains its character and beauty. Laced with merchant's houses, thatching, individual homes, speciality shops and small cafes, the lanes lead you toward the 1,000-year-old Norwich Cathedral.

To the north of the city the University of East Anglia is a remarkable example of brutalist architecture, and the campus is also home to the Sainsbury Centre for the Visual Arts, a permanent collection of modern and ethnographic art, gifted by the Sainsbury family.

When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK destinations, as well as direct to Amsterdam.

This is a city that reveals itself the longer you stay - a city to fall in love with - a city to be a part of.



Note from the Vendor



“A peaceful oasis in the countryside, with masses of space, yet a stone's throw away from the city.”

THE VENDOR



SERVICES CONNECTED

Mains water and a well. Mains electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

E. Ref:- 8578-7424-5180-3741-3902

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

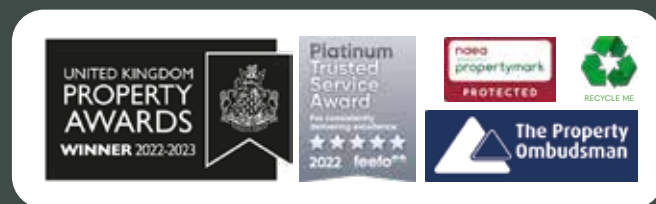
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AGENT'S NOTE

The property has fitted a 5.67Kw array of solar panels and storage battery.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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