



THE STORY OF

# Manor Farm House

*Drayton, Norfolk*

SOWERBYS



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# Manor Farm House

1 Manor Farm Close, Drayton  
Norfolk, NR8 6EE



Superb Grade II Listed Home

Popular Location

Well-Fitted Kitchen Breakfast Room

Two Reception Rooms

Exposed Ceiling Timbers

Cloakroom

Three Bedrooms

West Facing Rear Garden

Garden and Parking



**SOWERBYS DEREHAM OFFICE**

01362 693591

[dereham@sowerbys.com](mailto:dereham@sowerbys.com)





“A lovely environment and a true joy to entertain in.”

**M**anor Farm House is a superb Grade II listed property located within the popular village of Drayton. The detail in the stepped gables and the beautiful leaded windows offers a lovely reminder of the property’s history.

Inside, the character continues with a combination of an uplifting modern touch. The entrance hall is a favourite talking point, featuring a barrelled ceiling that sits between the two reception rooms, which very subtly creates an easily navigable flow throughout the ground floor. The dining room is very warm and atmospheric, featuring a lovely period fireplace and ceiling beams running throughout, this space has been enjoyed to its full potential many times and has been a true joy to entertain in.

The sitting room currently offers a more modern space to relax and unwind, however still retains the character of the recessed fireplace and lovely wood-burner. The kitchen breakfast room has also been sympathetically modernised, creating a smooth blend between old and new- a lovely environment to spend an evening cooking overlooking the peaceful garden and socialising with loved ones. The addition of a cloakroom downstairs, is ideal for all the guests when entertaining.

On the first floor there are three spacious bedrooms. The principle boasts views to both the front and rear as well as a modern en-suite bath and shower room. Two further bedrooms also enjoy views via the leaded windows and share a main bathroom.







“The patterns made by the sun beaming through the lead windows creates a lovely warm feeling.”



To the front of the property is a grand gravelled driveway with parking and access to the detached double garage.

To the rear of the property, the sweeping lawn and mature boundary hedging invites you to enjoy, with a lower level gravelled terrace accessed via some in-keeping steps offers a great space to dine outside, whether to host or simply enjoy a peaceful breakfast. This vast outdoor space is a great canvas, which could be further enhanced into a wonderful haven.

“A breeze through the trees offers tranquil sounds in the background.”



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



# Drayton

IN NORFOLK  
IS THE PLACE TO CALL HOME



Just five miles from the county capital, but a world away from the urban bustle, Drayton is a city commuter's dream, with easy access to the A47 for cross-country routes. But to see this pretty village as a suburban spot misses the charm of this much sought-after historic place, voted the fourth best place to live in 2015.

The pretty suburban village offers all the amenities you could need including a post office, butchers, dentist, doctors' surgery, pharmacy, and a Tesco Superstore. There are plenty of eateries to enjoy too, The Cock Inn and The Red Lion are two popular local pubs, there is also The Willows café bistro, which offers both eat in and take away.

Drayton has a wonderful community, St Margaret's Church holds regular services and for those with young children there is a playpark just next door. The village hall

hosts a wide range of clubs and events such as patchwork quilting, toddler groups, dance and performing arts, and the local flower club to name a few.

The Marriott's Way, a 26-mile footpath, bridleway and cycle route, between Aylsham and Norwich runs through the village, and the paths are popular with families for weekend walks, runners and horse riders enjoying the rural setting and wildlife.

With Norwich's shopping centres just a few miles away, the neighbouring village of Taverham also has its own country shopping centre and garden nursery, along with a library, golf course, country club and local pub. Close enough to the city, yet a rural idyll with amenities, it's easy to see why Drayton is so popular.



Note from Sowerbys



The local pub in Drayton.

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## SERVICES CONNECTED

Mains water, electricity, gas and drainage. Gas central heating.

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY RATING

E. ref:- 2746-3014-4203-0182-0200

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

What3words: ///decoder.ruled.slept

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