



S



THE STORY OF

Willow Farm

Morley St Botolph, Norfolk

SOWERBYS



S

THE STORY OF

Willow Farm

Deopham Road, Morley St Botolph,
Wymondham, Norfolk, NR18 9DF



Enchanting Farmhouse with Rich History

Highly Versatile Accommodation

Wealth of Original Character Features

Splendid Plot Approaching 4 Acres (STMS)

Equestrian Facilities

Landscaped Gardens

Multiple Outbuildings

Potential for Ground Floor Annexe

Recently Re-Roofed by a Heritage Roofing Specialist

No Upward Chain



SOWERBYS NORWICH OFFICE

01603 761441

norwich@sowerbys.com



“Enchanting, rustic and rare...we love the fact that the house is so old.”

All properties provide a window into the present lives of the inhabitants but very rarely do you find a home capable of providing an enchanting window into its rich history, predominantly dating back to the 17th Century, with some parts much older than this.

Willow Farm presents a wonderfully rare opportunity to live among a fascinating and eclectic history, with sprawling accommodation offering a warmth of embrace that is almost impossible to

replicate today. In its older sections, this idyllic home dates back to 1495, whilst the majority of the farmhouse was added in the mid 17th Century with some more recent additions. Whilst retaining an extraordinary amount of its original character, the property now serves as a highly functional and happy home. Offering the versatile accommodation required to accompany a fulfilling and flexible lifestyle in the country, there's plenty of scope at Willow Farm for the next owner to write their own chapter in its story.





The welcoming reception hall is flanked by two delightful sitting rooms, each boasting a historic fireplace and an individual character of their own. The elegant dining room leads through to the classic farmhouse kitchen with pamment tiled floor, Aga, butler sink and solid timber worktops. The kitchen is perfectly complemented by the well equipped utility room which, with a back door, makes for an ideal boot room and even boasts an adjoining highly practical ground floor shower room.

A large study at the other end of the home enjoys far reaching views of the garden and provides the perfect threshold to what could be an entirely self-contained annexe to the ground floor. A well appointed wet room serves this space leading to a characterful conversion of an outbuilding, now providing yet more highly versatile accommodation, even having its own kitchenette.

The first floor is home to no less than four charming bedrooms including the large principal bedroom benefitting from en-suite WC, and three further bedrooms which are well served the by a central family bathroom.



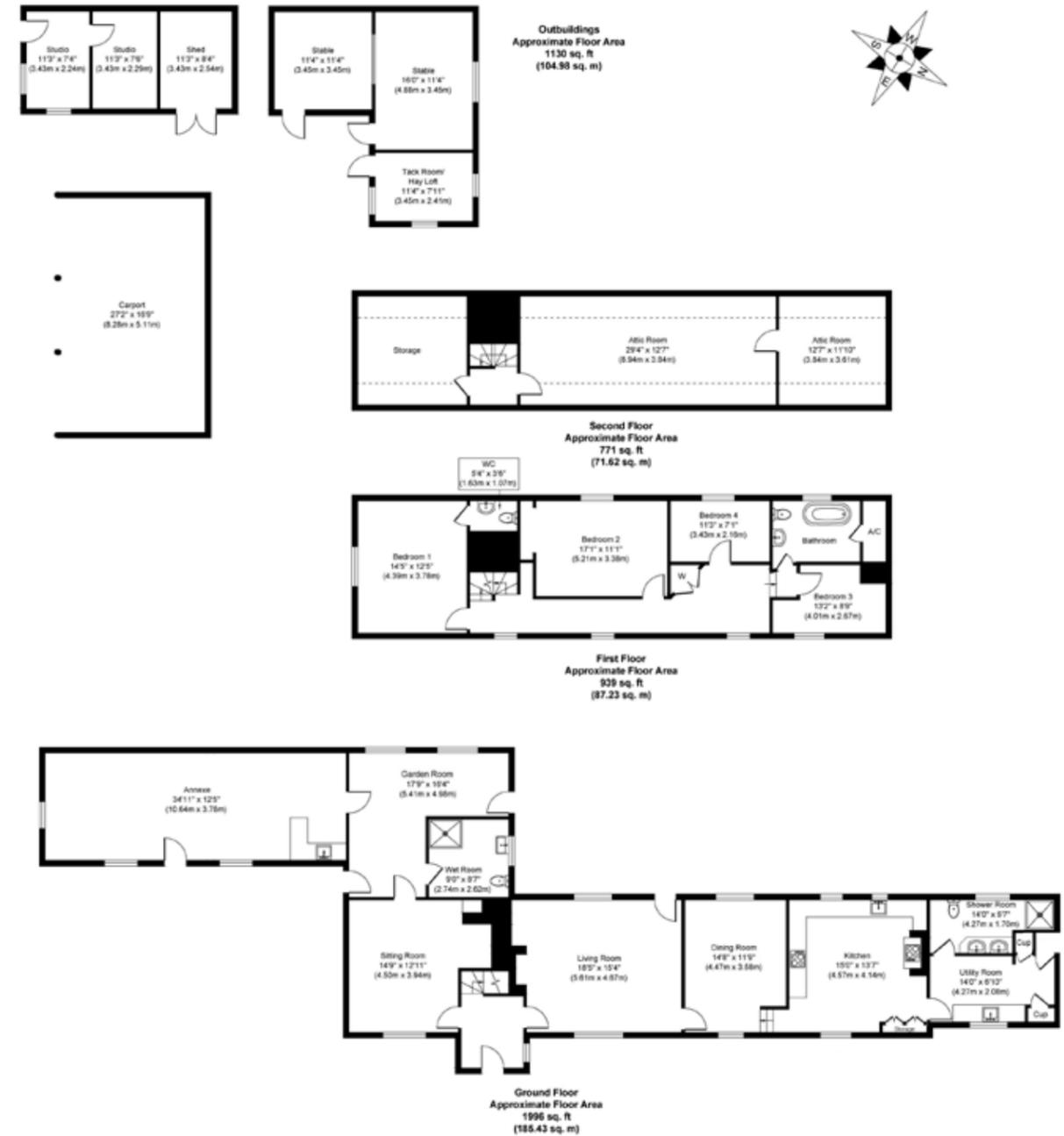


Amongst the finest features of this home is the plot in which it sits. Approximately four acres (STMS) of varied and well tended grounds include a large driveway complemented by the three bay car port, and formal gardens surrounding the home consisting of manicured lawns, well stocked flower beds and interesting feature trees. Pleasingly rewilded sections beyond an orchard showcase seasonal natural ponds providing an ideal threshold to the two extraordinary paddocks. A perfect equestrian facility, the well-designed stable block stands amongst traditional grasslands, with an array of wild flowers enjoyed very much by the a variety of butterflies!





“After growing up on a farm, Willow Farm suited us perfectly, allowing us to enjoy life outdoors.”



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

Morley St Botolph

IS THE PLACE TO CALL HOME



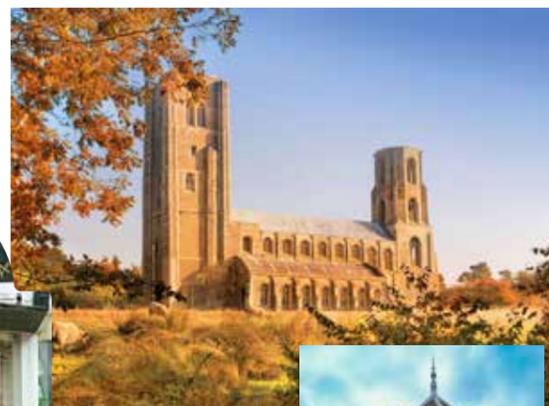
A small village near Wymondham, Morley St Botolph enjoys a delightful countryside setting and is perfectly placed for access to Norwich, Cambridge and further afield. The village has an excellent primary school, a village hall and sports hall, and the well regarded Wymondham College is on the doorstep.

About 3 miles away, Wymondham is a bustling market town, famous for its Abbey, and offers direct train links to Norwich, Cambridge and London, Kings Cross, making the area ideal for commuting. Wymondham

provides excellent facilities including an array of boutique shops, cafes, pubs and restaurants, and several supermarkets including Waitrose.

Wymondham also has a range of professional, cultural and commercial services including medical resources. There is a weekly farmer's market, and Banham Zoo is a popular attraction nearby.

The Cathedral City of Norwich is approximately 8 miles away and offers a number of sought after schools and colleges as well as a large number of restaurants, shops, supermarkets and services.



Note from the Vendor



Southwold is just over an hour away.

“Southwold is one of our favourite places. We love the sea, and walks in the countryside.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Freehold.

LOCATION

What3words: /// luxury.joyously.bills

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.

SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL