



Greenfields
Dereham | Norfolk | NR20 4PS

FINE & COUNTRY

EQUESTRIAN IDYLL



Representing a unique opportunity for the equestrian enthusiast, this extended spacious family home standing on six acres (STS) has been completely renovated by the current owners and is impeccably presented throughout. With a Mid-Norfolk setting in easy reach of the popular market town of Dereham, the property offers four bedrooms (two with en suites), a family bathroom and an office on the first floor, while downstairs there is a wealth of living space including a living room, games room, kitchen/diner, utility room and a garden room with internal access to a large triple garage. Not far from the house there is a swimming pool with a retractable frame enabling its use all year round. In the grounds there is a stable block in a U-shape configuration with five individual stables and adjoining tack and food sheds, a Charles Britton ménage, and the main paddock enclosed by post and rail fencing and divisible into smaller areas via three gated entrances.



KEY FEATURES

- Superbly presented Equestrian, family home
- Sitting on grounds of around 6 acres (STMS) made up of formal Gardens and Paddocks
- Equestrian facilities include Stable block with 5 Stables, Haybarn and Tack Room
- Outdoor covered Pool in the family Gardens
- Four/Five Bedrooms with Annexe potential, Sitting Room, Home Office Kitchen & Utility
- Total Accommodation extends to 2967sq.ft
- Energy Rating D

So Much Potential

"We bought the property in March 2018, the initial attraction being the strong equine facilities, the space and privacy, and the potential we could see in the house," the present owners said. "We have made lots of improvements over the six years we have owned the property, including a new large storage shed, new patio (on which work is still underway), conversion of the old garage to a utility room and wet room/lavatory. We also transformed its appearance by rendering the whole property and we added two new bathrooms (one at the end of 2023) and a completely new kitchen, and we replaced all the windows and doors and added solar panels". The large room above the garage, which we originally envisaged as our master bedroom, is a blank canvas for the next owner.

When asked about favourite spaces at the property, the owners replied, "It would have to be the garden room, living room and kitchen combo in the summer. Although not of a modern 'open plan' design, with the large doors they all flow together so well."

Above all else, Greenfields always just feels very private. It's a very special property for animal lovers and has been a special place to live with the horses and dogs, and for our children in their first years. The only reason we are moving is to move the horses to a livery yard to give us more time to spend with the children as they grow up. So, in many ways, it is a reluctant sale but think we have brought the property back to life for the next owner to cherish as we much as we have.

The Grounds

"When the weather allows us to open up the pool, in the secluded garden you could be anywhere in the world," the owners said.





KEY FEATURES

The menage appears to be very high spec and a great riding surface all year round. It never dries out in the summer and never becomes flooded in the winter. And the triple garage (the toy shed!) has been a huge luxury, especially with the separate outdoor shed to keep all the equestrian equipment and lawnmower.

Ideal Location

It's located perfectly for the A47, to pop into Dereham or head the other way to Norwich. And far too many of the takeaways deliver! The park in Swanton Morley is also great for children.

A busy market town in the heart of Norfolk, Dereham offers a wealth of amenities including a wide range of shops, restaurants and cafes, in addition to museums, a cinema, a leisure centre, golf course and the schools within the town. For the nature lovers, there are some wonderful walks on the Neatherd Moor and the Vicarage Meadow, both only a short distance away. Further afield are the ruins of the Saxon Cathedral at North Elmham, the wildlife and dinosaur parks, Pensthorpe nature reserve and woodland conservation park, and Thetford Forest Park.

A designated Area of Natural Beauty, the North Norfolk coast with its celebrated beaches is approximately twenty-five miles by car, while the cathedral city of Norwich is approximately seventeen miles by car and offers a mainline rail link to London Liverpool Street and an airport with international connections.





















INFORMATION



On Your Doorstep...

The village of Swanton Morley has a shop, butchers, Darby's public house and a primary school. There is also a sister surgery of North Elmham. The nearby Hunters Hall is a fully licensed civil ceremony venue.

How Far Is It To?...

North Elmham can be found only 4.5 miles from Swanton Morley, located here is the main doctor's surgery, chip shop, a post office within a tearoom and two public houses. There is also local village shop. The cathedral city of Norwich is only 17 miles east and offers a wide range of cultural and leisure facilities, and a variety of good skills both in the public and private sectors. Norwich also benefits from its own rail line link to London Liverpool Street and an International Airport.

Services, District Council

OFCH, Water BoreHole and Septic Tank
Breckland District Council - Band F
Freehold

Directions - Please Scan The QR Code Below

What Three Words Location

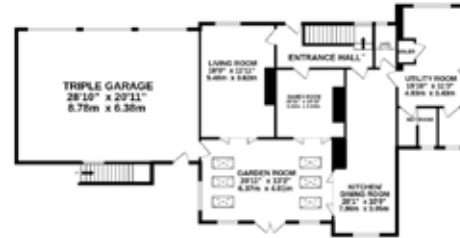
Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words...<https://flagpole.weedy.signal>



STABLES
0 sq.ft. (0.0 sq.m.) approx.



GROUND FLOOR
1840 sq.ft. (170.9 sq.m.) approx.



1ST FLOOR
1128 sq.ft. (104.8 sq.m.) approx.



SQ.M. DOES NOT INCLUDE STABLES AND SHED

TOTAL FLOOR AREA: 2967 sq.ft. (275.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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core	Energy rating	Current	Potential
2+	A		
1-91	B		87 B
9-80	C		
5-68	D	64 D	
3-54	E		
1-38	F		
20	G		



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