



THE STORY OF
West Farm
Attleborough, Norfolk

SOWERBYS



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West Farm

West Carr Road, Attleborough,
NR17 1AN

Impressive Grade II Listed Farmhouse

Grounds and Paddocks Extending
to 4.3 Acres (STMS)

Generous Accommodation Over Three Floors,
Extending to Approximately 5,900 Sq. Ft.

A Range of Outbuildings and Barn with
Excellent Potential for Conversion (STP)

Two Self-Contained Annexes/Holiday Lets

Sum Total of Eight Bedrooms
and Seven Bathrooms

Broad Variety of Reception Spaces

Triple Car Port, Stable Block,
Workshop and Summerhouse

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Nestled within 4.3 acres (stms) of idyllic gardens and paddocks, West Farm stands as an impressive Grade II listed farmhouse, offering approximately 5,900 sq.ft. of refined living space spread across three floors. This distinguished property blends historic charm with contemporary luxury, boasting eight bedrooms and seven bathrooms, ideal for both family living and entertaining.

The residence features an array of inviting reception spaces, each uniquely designed to cater to various occasions, seamlessly integrating formal elegance with relaxed comfort. The layout accommodates multi-generational living with the convenience of two self-contained annexes, each with independent access.

Outside, the grounds are meticulously landscaped, showcasing a southern lawn and paddocks perfect for equestrian enthusiasts, while the northern side features a serene outdoor pool, complemented by a bespoke summer house for leisurely moments. Emphasizing sustainability, the property incorporates ground-mounted solar PV panels, enhancing its eco-friendly footprint.

Additional highlights include a collection of charming outbuildings, including a timber-framed barn with potential for conversion (STPP), a triple bay car port, stables, and a well-equipped workshop with an attached office and gym space, enriching the property's versatility and appeal.

West Farm presents a rare opportunity to acquire a prestigious country estate, combining historical grandeur with modern comforts, set amidst picturesque Norfolk countryside.





The sun shines
through into our oak
conservatory where we
can enjoy beautiful views
all day.







We have done a lot of work, with recently adding on the annexes, including three further bedrooms.





Moving here has given us much more space and the grounds have been lovely.





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.

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Attleborough

Attleborough is a thriving market town in Norfolk's Breckland district, ideally situated between Norwich and Thetford, with excellent transport links, including the A11 and a railway station providing easy access to Norwich, Cambridge and London. The town offers a variety of amenities, including four schools, a town hall, a selection of shops, cafés, bars, restaurants, takeaways, and two excellent doctor's surgeries. A weekly market every Thursday, dating back to 1226, adds to its charm.

For leisure and family-friendly attractions, Banham Zoo is a short drive away, offering a fantastic day out with a diverse range of animals. Melsop Farm Park provides a hands-on farm experience, while The Jolly Junction is a popular indoor play centre for younger children. Those seeking adventure can visit Combat Paintball, which offers exciting woodland paintball experiences.

The surrounding villages add to the area's appeal. Great Ellingham, known for its annual Teddy Bear Festival, has a strong community feel. Old Buckenham features one of Britain's largest village greens and a historic windmill with the largest circumference in the UK. Little Ellingham offers a peaceful countryside setting, ideal for those who enjoy rural life.

Just six miles away, the historic market town of Wymondham provides further amenities, including a Waitrose supermarket, independent shops, and the stunning Wymondham Abbey. Wymondham also benefits from direct train services to Norwich, Cambridge, and London, making it ideal for commuters.

For additional shopping and services, the nearby town of Watton hosts a weekly market and offers schools, a library, and various independent retailers. With its blend of modern conveniences, rich history, and excellent connectivity, Attleborough is a desirable place to live.



Note from the Vendor



“We’ve loved the beautiful setting at West Farm and the privacy it offers. Especially all of the fields and nature surrounding us.”



SERVICES CONNECTED

Mains water and electricity. Oil-fired central heating. Drainage to septic tank.
The property also features solar PV panels.

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: ///necks.submits.finer

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

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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