

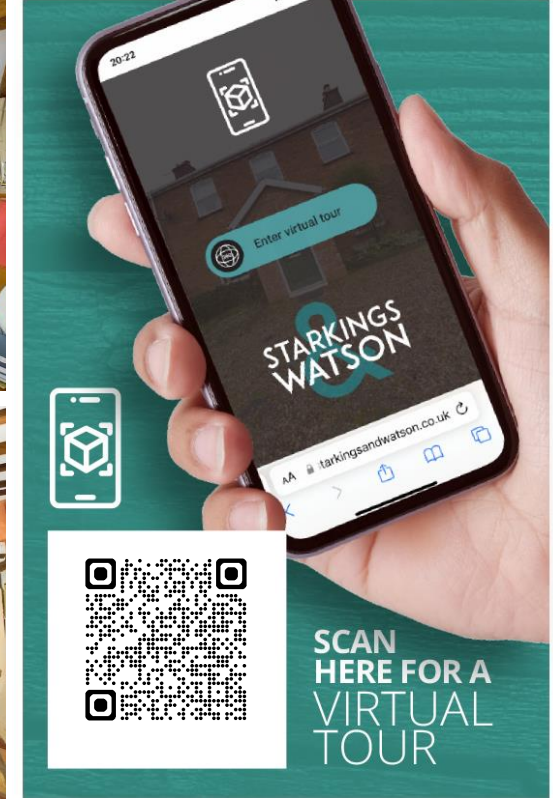
DEOPHAM ROAD

Morley St. Botolph, Wymondham NR18 9DF

Freehold | Energy Efficiency Rating : E

To arrange an accompanied viewing please pop in or call us on 01953 438838

FOR SALE PROPERTY



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- No Chain!
- Impressive Grade II Listed Farmhouse
- Plot Of 3.6 Acres (stms)
- Clear Equestrian Potential With Stables
- Footprint In The Region Of 3000SQFT (stms)
- Five Reception Rooms
- Four/Five Bedrooms & Three Bathrooms
- Annexe & Home Office Potential

IN SUMMARY

NO CHAIN! Located within a RURAL VILLAGE location with an ABUNDANCE OF SPACE and QUIETNESS is this IMPRESSIVE PERIOD GRADE II FARMHOUSE with FLEXIBLE ACCOMMODATION extending to approximately 3000 SQFT (stms). In addition to the house, you will find a wonderful plot of 3.6 ACRES (stms) with formal gardens as well as GENEROUS PADDOCKS with clear EQUESTRIAN POTENTIAL suitable for TWO HORSES with STABLING to boot! The gardens also offer a pond, TRIPLE CART LODGE, AMPLE DRIVEWAY PARKING and external home office/studio. Internally the farmhouse is filled with original features and fireplaces with accommodation to include three traditional reception rooms, a kitchen/dining room, utility, shower room, ground floor bedroom/reception with en-suite as well as large home office/studio with kitchenette. This space would be ideal for an ANNEXE incorporating the ground floor bedroom. On the first floor there are FOUR BEDROOMS and a family bathroom.

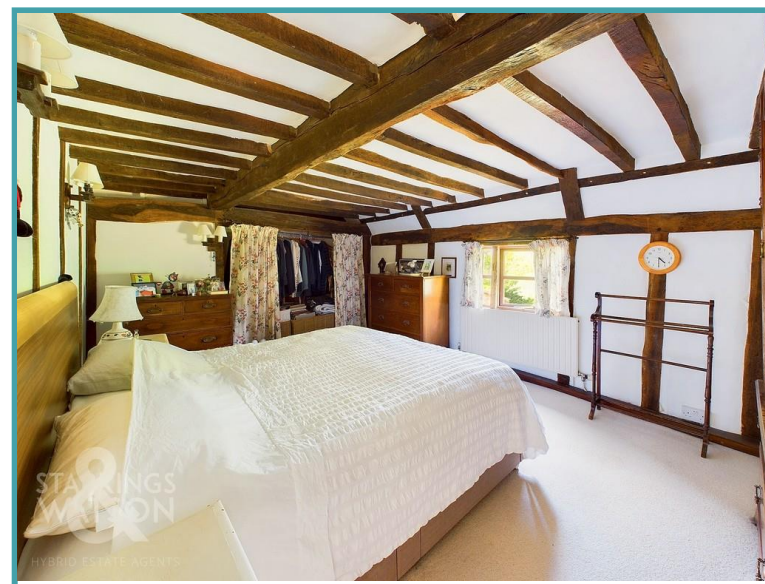
SETTING THE SCENE

Approached via Deopham Road on the outskirts of Morley St. Botolph there is a five bar gate leading onto the shingled driveway. The driveway passes the house and leads to the parking area to the rear and triple cart lodge, all of which provide plenty of parking options. The main entrance door can be found off the driveway to the side.

THE GRAND TOUR

Entering via the main entrance door there is an entrance porch with space for coats and shoes as well as the main staircase.

Straight ahead to the left of the hallway is a traditional reception room with an inglenook fireplace housing a woodburner as well as exposed timber beams. This leads through into the ground floor bedroom or reception depending on preference, overlooking the rear garden as well as access to the rear garden. This room also benefits from an en suite wet room with large double shower and grab rails suitable for disabled usage. On the other side of the main hallway, you will find the main traditional reception room with another inglenook fireplace housing a woodburner and a door leading to the rear garden. This room benefits from dual access to front and rear as well as exposed timber beams and leads through into the dining room beyond with an original pamment, tiled flooring and exposed beams as well as dual aspect again to front and rear. Steps down lead into the country style kitchen/dining room with a farmhouse kitchen and wooden work tops over as well as a double Aga. The kitchen also offers space for white goods including a separate oven and a butler sink. There is also pamment tiled flooring, exposed beams and a dual aspect to front and rear. Again, leading from kitchen you will find the very useful utility room with a range of units and wooden worktops over, a second sink, space for white goods, pamment tiled flooring, the oil fired boiler and access to the ground floor shower room. The ground floor is completed by a large and impressive space to the very end of the house currently used as a home office/studio space with vaulted ceiling and exposed beams as well as a kitchenette. This room can be accessed completely independently from the driveway or internally from the ground floor bedroom, making it the perfect space for a possible annex. Heading up to the first floor landing, there is a staircase leading to the attic straight ahead as well as a long hallway. The main bedroom can be found on the right hand side to the rear of the house with exposed timber beams and an en-suite W/C. Heading down the corridor you will find a further double bedroom with fitted wardrobes, exposed beams views over the rear garden. There is a large landing space beyond which provides access to a single bedroom to the rear as well as steps leading down to a further double bedroom to the front and a family bathroom also with roll top bath, wooden flooring, fitted storage w/c and hand wash basin. The attic space is particularly generous offering plenty of space to potentially be



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converted into living accommodation with a proper staircase accessed from the first floor also.

THE GREAT OUTDOORS

The plot extends to approximately 3.6 acres (stms) of land with the property benefiting from formal landscaped gardens to the side and rear as well as two terrace areas to the front and side of the house both ideal secluded positions for outside dining. There is a charming orchard area with a 5-bar gate leading to an outbuilding with views over the rewilding garden. The outbuilding is ideal for a tucked away home office or studio. A further two paddocks can be found to the rear of the plot fenced and with detached stable block with water and power, all absolutely ideal for equestrian's usage. The land has been well maintained and offers grass land and wildflowers with several ponds offering an oasis for wildlife.

OUT & ABOUT

The property is situated to the south west of Wymondham in a rural village location with a farmland view to the rear, whilst maintaining great transport links to the A11 and Wymondham Town Centre. There are excellent shopping facilities in Wymondham and other amenities including all levels of schools, public houses and restaurants and of course the famous Wymondham Abbey. Wymondham Railway Station provides services to Norwich, London and Cambridge. Wymondham College is only a short distance down the road.

FIND US

Postcode : NR18 9DF

What3Words : ///positives.printouts.assures

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

Buyers are advised of the following details;

The property is Grade II Listed. There is mains electricity and water connected. Oil fired central heating and private drainage. High speed fibre broadband is connected throughout the property.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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Floor 2



Ground Floor



Floor 1



GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

Reduced headroom
Below 5 ft/1.5 m

(1) Excluding balconies and terraces

Approximate total area¹
2874.93 ft²
267.09 m²
Reduced headroom
180.08 ft²
16.73 m²