



Church Lane  
Stanfield NR20 4AP

**BROWN & CO**



## Church Lane, Stanfield NR20 4AP

Detached, barn style dwelling

Substantial 0.57 acre plot

Peaceful village location

Three double bedrooms, master with en-suite & dressing area

Garden room with views of the rear garden

Rear garden with mature trees & patio

Double garage

Must be viewed to fully appreciate



### Introduction

Brown & Co offers a detached, barn style dwelling constructed in 2002 on a plot of approximately 0.57 acres in Stanfield, a pretty and peaceful village in the Norfolk countryside.

### Location

Stanfield is a village and civil parish located in Norfolk, England, within the Breckland district. Situated approximately five miles northeast of East Dereham and about 20 miles west of Norwich, Stanfield offers small rural community living. The village has a rich history, highlighted by the medieval St. Margaret's Church, which features architectural elements from the Norman period and later medieval additions. Surrounded by agricultural land, Stanfield offers a tranquil and picturesque setting. Nearby towns Fakenham and East Dereham provide shopping, healthcare and other services. The village is connected by rural roads, with the A47 providing access to Norwich and King's Lynn. Stanfield's charm lies in its peaceful rural environment, historical architecture, and close-knit community.

### The property

The house is a substantial property, approximately 188sqm / 2,909 sqft (excluding the garage) built by the current owner in 2002. The property is beautifully constructed in a barn style with Norfolk flint

front elevation and arrowhead gables and detached double garage.

To the front there is an impressive entrance storm porch having a arrowhead design, similar to the main house. Inside, there is a tiled, central reception hallway where all of the ground floor can be accessed. There are double doors to the study, dining room, kitchen, sitting room and wc. The staircase leads to the gallery landing on the first floor. The sitting room is double aspect with views to the garden. Both the sitting room and dining are linked by a garden room with panoramic view of the rear garden. This partially open plan design, created by the owners is a clever feature and particular note of this area should be taken. The kitchen breakfast room is the hub of the house and is a traditional farmhouse style with range cooker and space in the centre for breakfast table. There are doors here to the side of the property and to the utility room. On the first floor there are three double bedrooms and a spacious family bathroom, the master bedroom having an en-suite and dressing area. Two of the bedrooms having a wonderful view to the rear of the garden and countryside beyond and all three bedrooms feature built in storage.

Outside, the property sits very well on a substantial 0.57 acre plot. There is a high level of privacy and the property is set behind a tall, period wall. There is a five bar gate to a spacious front garden with

four mature Willow trees and parking, also access to the double garage. To the rear is the garden which is mainly laid to lawn with more mature trees and patio at the rear of the house. The entire plot is pet proof. Beyond the garden are some views to the countryside.

Viewing of the property is essential to gain a full appreciation of the size, location and pleasant layout of the house which was carefully considered by the owners when designing for increased light and living flexibility.

### Agent's notes

We understand the property was constructed with attic trusses and staircase designed for easy conversion of the roof space, if ever desired. This would allow for up to two more bedrooms and bathroom facility, subject to relevant planning permission and building control.

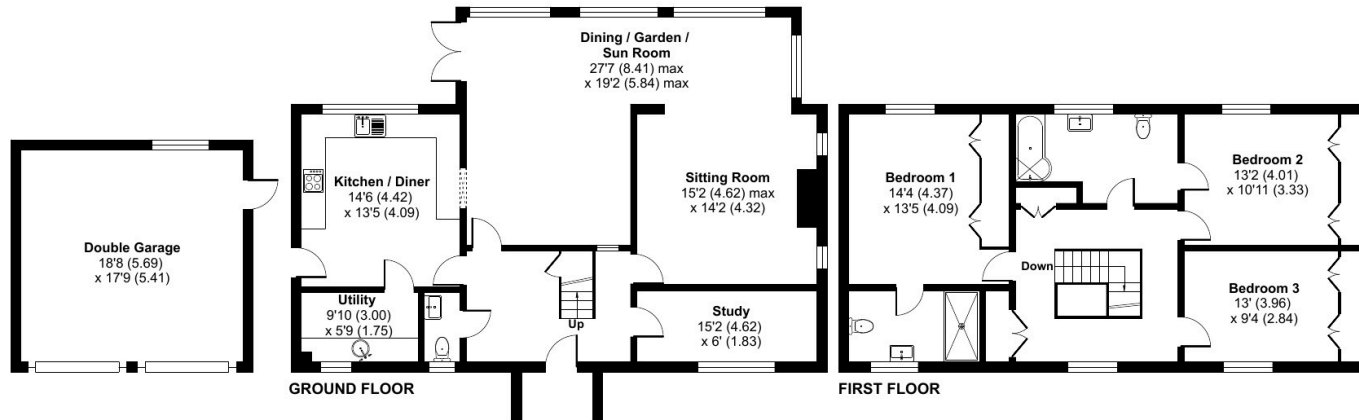
All windows to the rear were replaced recently and offered with warranty.

Mains water and electric, private drainage. Oil fired central heating.

# The Willows, Church Lane, Stanfield, Dereham, NR20

Approximate Area = 2029 sq ft / 188.5 sq m  
 Garage = 333 sq ft / 30.9 sq m  
 Total = 2362 sq ft / 219.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Brown & Co. REF: 1155318

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