



Thetford Road, Northwold
IP26 5LP

BROWN & CO



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Contact Brown % Co to view

Viewing strictly by appointment only

Period cottage with four bedrooms

Land of approximately 3.2 acres in total (Subject to measured survey)

Equestrian use,: Paddocks, stable block and barn

Far reaching rural views

Opportunity to renovate



DESCRIPTION

Brown & Co offers a detached residence for renovation on the edge of Northwold village standing on approximately 3.2 acres of land, The property has been stripped and will require full internal refurbishment. Aerial images shown provided were captured in 2022 and may not reflect subsequent changes to vegetation or land use. Internal photos May 2025.

Outside

Two access points are possible, with the primary access being from Methwold Road. Outside the land extends to the rear in a large block and was used as paddocks until 2022. Adjacent to the house stands a stable block housing three 3 m × 5 m stables, a store room, and a further brick outbuilding for feed and tack. A timber workshop measuring approximately 13 m × 5 m and a sizable barn of 10 m × 5 m provide generous space for machinery, hay or tractor storage. Closer to the house, a private garden offers a patio with seating areas, lawn and mature planted borders all South facing.

Inside, the ground floor comprises an entrance hallway leading to a snug, an open-plan sitting and dining room with exposed beams

and dual aspect windows overlooking the paddocks, and a kitchen/breakfast room and former family bathroom. On the first floor, four bedrooms and wc-two of the bedrooms overlook the paddocks.

Location

Northwold itself is a highly sought-after Norfolk village, renowned for its collection of attractive period properties and strong community spirit. Local amenities include a vibrant social club, a primary school and parish church, while Thetford Forest lies just nine miles to the west, offering extensive walking trails and recreational activities. The market towns of Swaffham (11 miles) and Downham Market (10 miles)-the latter boasting a mainline rail link to Ely, Cambridge and London-are both within easy reach, as are the A134 and A1122 providing swift connections to the wider region.

Agent's Note: Applicants should be aware the property is on positioned an A road. The property has remained empty for three years. All aerial photography was taken in summer 2022 and is provided for guidance only. Internal photographs taken May 2025.

Services

Private drainage
No gas, previously oil heating.
Electric & Water.
Council Tax Band D.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01553 770771 / kingslynn@brown-co.com

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer Brown&Co are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017.

Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

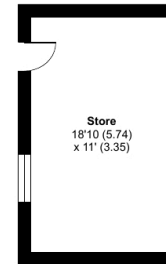
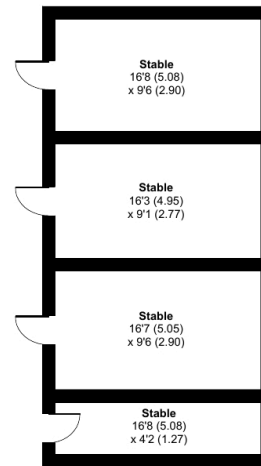
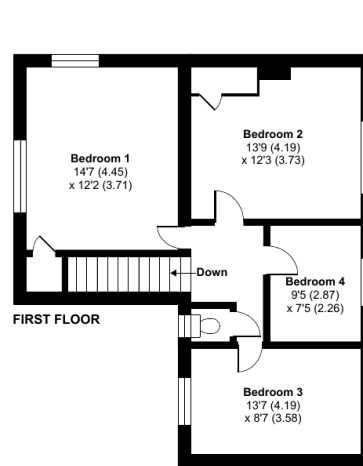
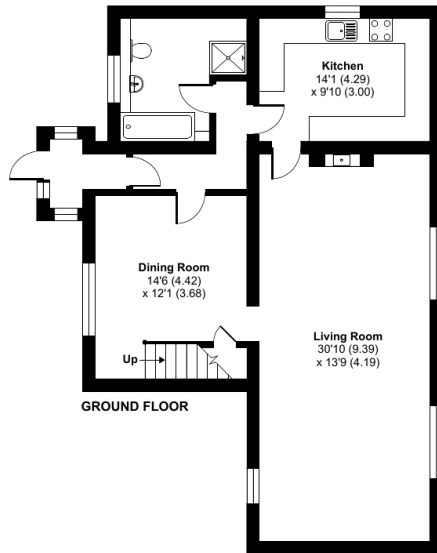
Thetford Road, Northwold, Thetford, IP26

Approximate Area = 1608 sq ft / 149.3 sq m

Outbuilding(s) = 781 sq ft / 72.5 sq m

Total = 2389 sq ft / 221.9 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). © nrichcom 2022. Produced for Brown & Co. REF: 877525



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