



THE STORY OF

Wood Farm

Swaffham, Norfolk

SOWERBYS



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PE37 8DB

Detached Farm House Which Dates Back To 1632

Grade II Listed

Plot Measures in Excess of 1.7 Acres (STMS)

Outbuilding with Lapsed Planning
to be Converted to an Annexe

Three Spacious Reception
Rooms and Two Kitchens

En-Suite to Principal Bedroom

Four Spacious Bedrooms

Large Attic with Huge Potential
for Further Accommodation

Walled Garden Which is Well-Established

Right on the Edge of Town With Superb
Field Views as well as Peace and Quiet

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Wood Farm has been in the family since 1963, creating cherished memories over more than 60 years. Now, with thoughts of downsizing, it's time for a new owner to embrace this historic Grade II Listed farmhouse on the outskirts of thriving Swaffham. Offering peace, privacy, and spacious living, this versatile property boasts generously proportioned reception rooms with bright, airy interiors and cosy open fireplaces. The dual kitchens are perfect for large families or those who love entertaining.

Upstairs, a generous landing leads to four bedrooms and a family bathroom. Unusually for its age, the principal bedroom features its own en-suite. The attic offers potential for further expansion if needed, adding even more living space.

Outside, the property is surrounded by established greenery, with a long driveway ensuring privacy. There are mature trees, a courtyard garden for private gatherings, an orchard, and ample allotments for vegetable enthusiasts. Additionally, there are outbuildings, including one with lapsed planning permission for conversion into an annexe.

This charming farmhouse, nestled in a tranquil location, offers ample indoor and outdoor space, ready for its next owner to transform into their dream home.





The walled garden and in specific the willow tree are so magical.







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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Swaffham

AN HISTORIC MARKET TOWN
WITH A LINK TO EGYPT...

An historic and thriving market town, Swaffham is situated approximately 15 miles east of King's Lynn and approximately 30 miles from Norwich.

There is an extensive range of local amenities including a Waitrose, Tesco, Asda, further shops, pubs and restaurants, three doctors surgeries and primary, secondary and higher schools together with a variety of leisure and sports activities including an excellent golf club.

The town has an extremely popular Saturday market and many interesting historic buildings including the parish church and 'The Buttercross'.

There's also a town museum which focuses on many different and impressive parts of local history. One key gallery is The Carter Centenary, a chance to learn about Howard Carter, famous for the 1922 discovery of the tomb of Tutankhamun - whose extended family lived in Swaffham.

The town offers a great hub for those who wish for a perfect family life. It has a series of schools for different ages, along with being relatively close to other schools including Greshams, Langley Hall and Beeston Hall School

It's also a good base to call home with local activities and entertainment including theatre, open gardens, nature reserves and more.

Swaffham is only around two hours by train to London, with great access to Cambridge and a short journey to Holt, Wells, Brancaster and Burnham Market - as well as the popular little seaside town of Sheringham. Norwich too is quick trip and provides an airport, offering direct flights to Amsterdam.



Note from the Vendor



“Our home is peaceful and beautiful especially in the summer time.”



SERVICES CONNECTED

Mains water and electricity. Drainage via septic tank. Heating via four electric heaters and four log burners.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Freehold.

LOCATION

What3words: ///symphonic.moguls.respond

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

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Journey

 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
— EST. NORFOLK 1983 —

 East Anglian
Air Ambulance

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