



BRAKE HOUSE

BRAKEFIELD GREEN, YAXHAM, DEREHAM, NR19 1SB



An impressive and highly versatile former farmhouse offering over 4000 sq. ft of space set in a rural position with delightful ground of 2.62 acres. The property has been a much loved family home and offers huge potential to update.

The property comprises a substantial detached unlisted farmhouse with later additions. In total it offers over 4000 sq. ft. of space. The house has an abundance of character and a wealth of period features including exposed timbers and an impressive inglenook fireplace in the sitting room. It has been a much loved family home but it is now considered, would benefit from some updating. The accommodation is spacious and versatile.

The official front door opens to a hallway area adjacent to the dining room with exposed brick chimney breast. There is an inner hall area with bay window to rear and stairs to the first floor. The sitting room is a delightful double aspect room with raised end and superb fireplace. To the rear is a superb conservatory overlooking the pond and with double doors to the garden. The kitchen/breakfast room is a comprehensively fitted space with range of wall and base units and breakfast bar. There is an excellent pantry and a door to the rear.

There is a secondary hallway off the kitchen with a large boiler cupboard and a door to the single storey addition. It currently comprises a large reception room and a study but it is considered this would make an excellent annexe as it has independent access. On the first floor there is an impressive principal bedroom with stone fire surround and two further bedrooms, plus a large landing and a family bathroom. The second floor is dividing into two spaces with a window in one end and could provide further accommodation subject to the necessary consents.

Attached to the property are two carports both with a store to the side. One houses the oil tank. Beyond are two good stores. The house is approached from the road via a long sweeping gravel driveway passing the principal paddock and detached barn. The remainder of the grounds are delightful feature of the property and laid largely to lawn interspersed with mature trees and shrubs. There is charming pond providing a haven for wildlife.







SERVICES

Oil fired central heating. Mains electricity and water are connected with drainage via private septic tank. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY

Breckland District Council
Council Tax Band F

ENERGY PERFORMANCE

TBC

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact us if you would like to discuss.

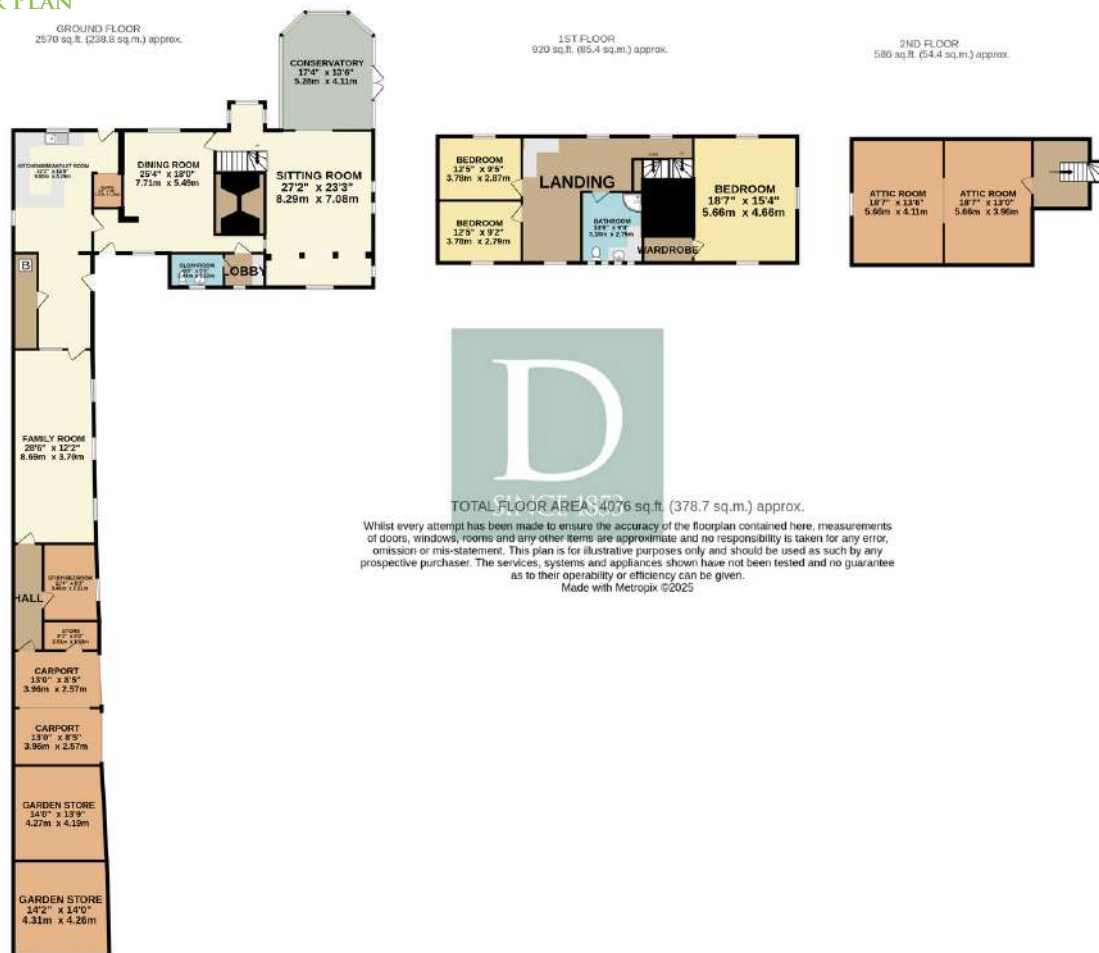
AGENT'S NOTE

The neighbouring farm is owned by Bernard Matthews and used for the raising of some of their turkeys.





FLOOR PLAN



LOCATION

The village of Yaxham is situated approximately three miles south of the market town of Dereham. Yaxham provides local amenities including a village hall offering multiple activities across the week for all age groups. Nearby Mattishall offers Doctor's Surgery, Chemist, local shops and eateries. The village also benefits from a regular bus service to Norwich City centre via the Norfolk & Norwich Hospital. Further amenities can be found at the nearby town of Dereham, a classic country market town nestled in the heart of Brecklands. There is a twice weekly market together with independent and specialist shops.



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CONTACT US

Durrants, 2b Market Hill, Diss, Norfolk,
IP22 4JZ

Tel : **01379 642233**
Email : **diss@durrants.com**

