



## Humbletoft Farm

**Guide Price £475,000 - £525,000**

Welcome to this charming detached cottage, a truly delightful home that combines character features with a promise of potential.

Tucked away in a sought-after location within a private road, this well-presented property offers spacious accommodation with plenty of opportunity to extend (STPP) due to being situated on 1.47 Acre plot, and has the added benefit of no onward chain.

Upon entering, you are welcomed by an entrance hallway, leading to a ground floor shower room. The living room is a warm and relaxing space, complete with a charming fireplace, perfect for cosy evenings.

The separate dining room offers a versatile space for family meals or entertaining, with direct access to a sunroom, overlooking the garden. The fitted kitchen offers ample storage and workspace.

Upstairs, you'll find three generous double bedrooms, which are serviced by a family bathroom suite.

Outside, the property offers a single garage and off-road parking for multiple vehicles.

The stunning gardens wrap around the home, totals 0.91 Acre, providing tranquil outdoor spaces with lawned areas and secluded spots to enjoy the sunshine. Opposite is a privately owned woodland that measures 0.56 Acre plot.

This is a rare opportunity to acquire a much-loved home in a peaceful setting, ideal for families, downsizers, or anyone seeking a touch of countryside charm whilst remaining within reach of the town centre.

**N.B.** Please note the neighbouring plot has planning permission.

**N.B.** The plot has Tree Preservation orders.



**Services** - Oil central heating. Mains water, drainage, and electricity are connected.

### Situation

Dereham is a well-served Breckland market town, located in the heart of Norfolk. The town offers a great mixture of excellent independent shops, national retailers, cafes and restaurants. Dereham has a good selection of primary and secondary education, with numerous bus connection from the town centre connecting the nearby villages, as well as other destinations, such as Norwich, Fakenham and King's Lynn. The property is on a main bus route, with multiple bus stops with short walking distance. The North Norfolk coast is also within a 40 minute drive.

### Directions

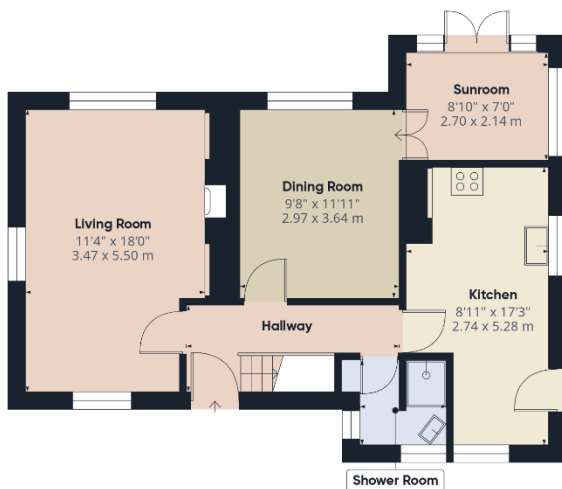
To find the property leave Dereham Market Place by bearing left at the War Memorial and proceed down Swaffham Hill. At the bottom turn right onto Sandy Lane and continue onto Colin Mclean Road. After approximately half a mile turn left onto Sandy Lane where the property will be found on the left hand side.

**For further information and to arrange your viewing, please contact our friendly and professional staff.**

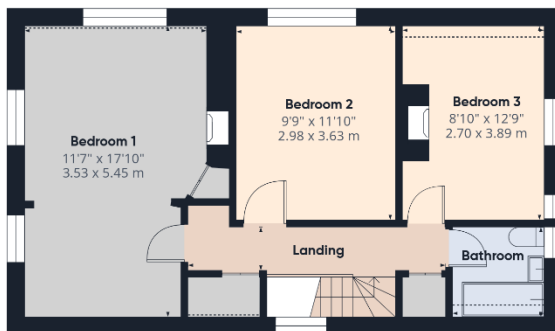
This property is being marketed by our Dereham office and the property reference is AD0464.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.





Ground Floor



Floor 1

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Approximate total area<sup>m</sup>

1140 ft<sup>2</sup>  
105.9 m<sup>2</sup>

Reduced headroom

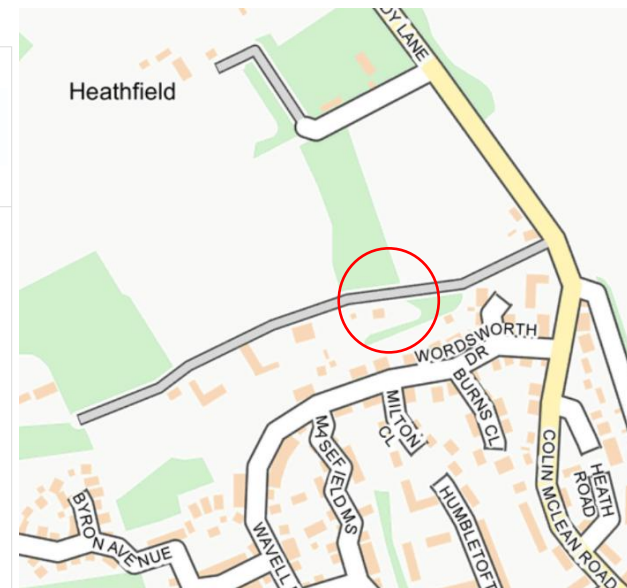
13 ft<sup>2</sup>  
1.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | 48                      | 59        |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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