



Blackmoor Farm

Blackmoor Row, Shipdham, Thetford, Norfolk, IP25 7PU

BROWN & CO



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A substantial detached five-bedroom period farmhouse affording extensive family accommodation standing in grounds extending to approximately 3.4 acres (stms) including a two-acre paddock and attractive formal gardens. There are a range of traditional outbuildings including a barn and three looseboxes, open cart shed, large seasoning wood store and a ready to use wood store, together with two greenhouses and summerhouse/studio with electricity, all situated in the vegetable plot.

Offers in Excess of £995,000



DESCRIPTION

Blackmoor Farm is a charming and most attractive family home, believed to date from the 19th century with later 1980's additions, and enjoys a range of wonderful outbuildings within the grounds, whilst being tucked away in a peaceful rural position with fine views over west facing gardens and unspoilt countryside. The house has been subject to a major renovation programme with works being carried out to all rooms, but in particular kitchen and bathrooms with extensive remodelling throughout, creating a functional, and highly attractive home.

The older part of the main house is constructed of brick faced clay lump with the later addition being traditional brick elevations under a pitched pantile roof, with the whole enjoying beautiful period details throughout, which include panelled doors and two super fireplaces both with multi fuel burners.

The property is entered via a glazed door on the western elevation into the reception hall which enjoys a fireplace with multi fuel burner. There are three principal reception rooms with the formal dining room and generously proportioned sitting room both enjoying fireplaces, and a library/office. The house flows particularly well with access out to the charming gardens from the sitting room with a particular feature being the window seat and the chevron parquet flooring in the library/office and reception hall/snug.

The hub of the home is the delightful kitchen/breakfast room with central island which overlooks the grounds to the front. Modern, yet sympathetic improvements were made to the kitchen which boasts a lovely range of integrated appliances and Heritage range cooker which runs all the central heating and hot water. Further useful rooms include a pantry and the utility room.

The bedroom accommodation is located off an impressive landing area with a large linen cupboard and access to the five bedrooms, all enjoying outstanding views over the gardens and grounds. A standout feature of the home is the principal bedroom suite with dressing room and en-suite bathroom and the remaining bedrooms are all comfortable double rooms, two sharing a Jack and Jill bathroom and two sharing their own shower room.

Outside – The property is approached via a 5-bar gate with mature laurel hedging to the front boundary. A sweeping shingled driveway flows past the lawned front garden with an established stand of hydrangeas and on to the rear of the barn and outbuildings. There is extensive parking at the front and side of the house as well as a single garage.

The house is surrounded by lawned gardens sheltered by mature specimen trees and a small orchard. On the south side of the house is a pleasant courtyard-style patio (beside the kitchen door) which is a suntrap, particularly in the winter and shaded by

a productive quince tree in the summer – ideal for “al fresco” eating, and to the right are topiaried box hedges and a rose garden.

The house and associated outbuildings enjoy complete privacy from the road and the gardens and grounds act as a major feature of the property with the whole approaching 3.4 acres (stms). A delightful natural pond (formerly the pool) with overlooking summerhouse/studio 13' x 13' (3.96m x 3.96m). There are two aluminium greenhouses, one with power, both situated within the vegetable plot.

Services: Private drainage, mains water, mains electricity, oil fired central heating.

Local authority: Breckland District Council

Overage: It is the intention of the vendor to impose overage on the adjoining barn in the event that planning permission is granted for a separate dwelling.

LOCATION

Blackmoor Farm is situated in a tranquil rural setting about a mile south of the mid Norfolk village of Shipdham. The village, which lies on the A1075 approximately five miles equidistant of the Market Towns of Dereham and Watton, provides basic amenities catering for day-to-day requirements, including mini-market, post office/general store, public houses, doctors' surgery and



Voluntary-Aided Church of England Primary School (which is in fact situated within walking distance of the property, via a footpath across fields). Dereham and Watton offer more extensive facilities. The City of Norwich lies approximately 19 miles to the east and has a main line train service to London Liverpool Street with a journey time of just under two hours. There is also a train station at Attleborough which serves London Liverpool Street and at Downham Market via Cambridge to London King's Cross. The north and east Norfolk coastal areas and the Norfolk Broads are within comfortable motoring distance. The property is conveniently placed for access to the A11 and thence the M11, to London (approximately 95 miles). Golf is available at Dereham, Barnham Broom (nine miles), Saham Toney (five miles) and Reymerston (four miles) and for flying enthusiasts, Shipdham has a private airfield (one mile).

DIRECTIONS

From Dereham head southwards on the A1075 to Shipdham. Immediately on entering the village, turn left into Letton Road. After approximately half-a-mile turn right signposted Blackmoor Row. The driveway to the property will be found after about a mile on the right-hand side just past two cottages.

AGENT'S NOTE:

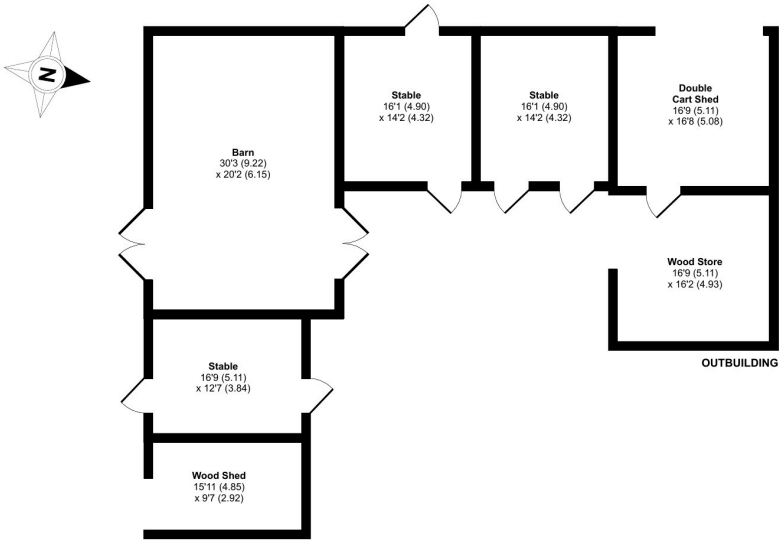
- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871



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Approximate Area = 3439 sq ft / 319.4 sq m
Garage = 199 sq ft / 18.5 sq m
Outbuildings = 2087 sq ft / 193.9 sq m
Total = 5725 sq ft / 531.8 sq m
For identification only - Not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025. Produced for Brown & Co. REF: 1265843

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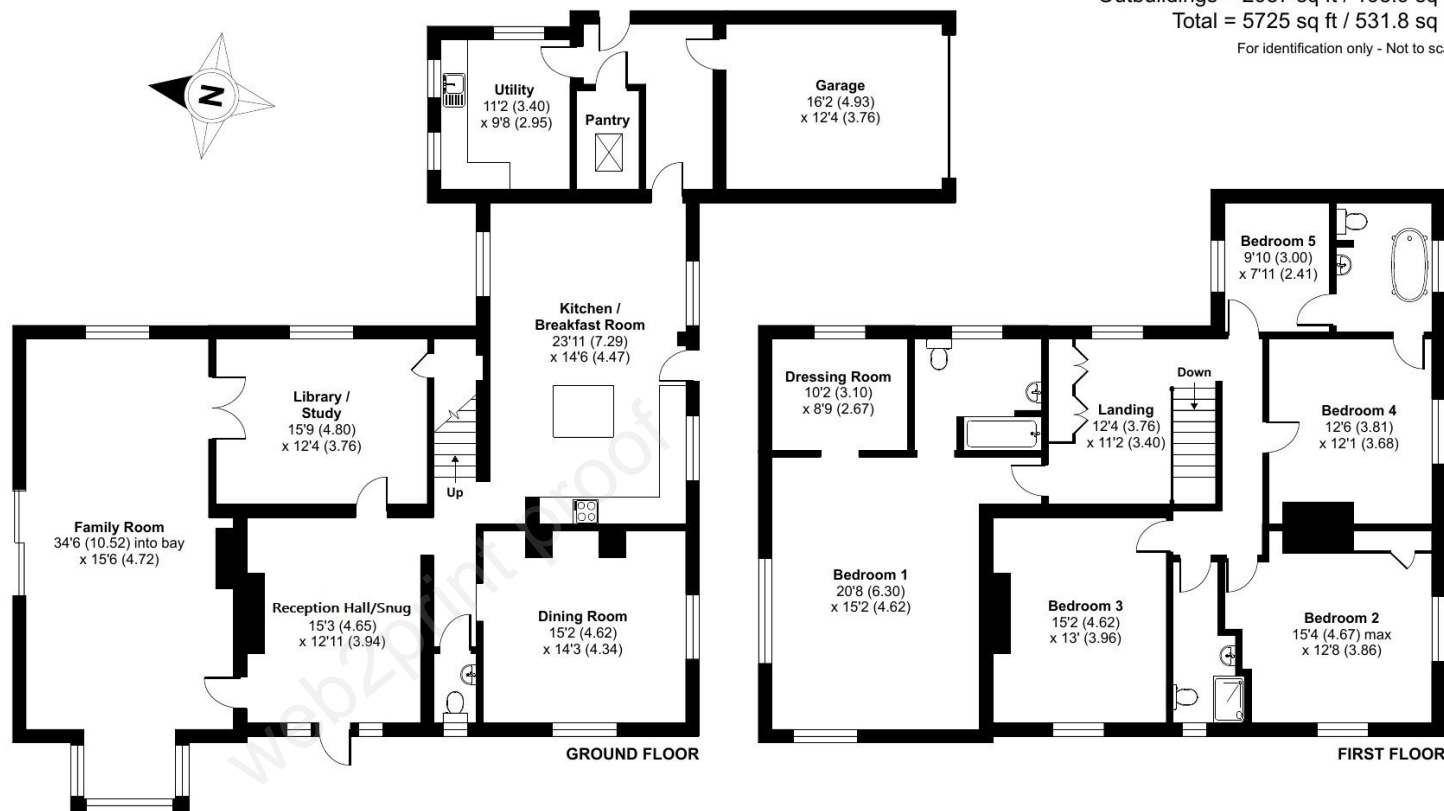
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