



Hill Farm

Stanfield, Dereham, Norfolk, NR20 4JJ

BROWN & CO



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A substantial smallholding comprising a detached farmhouse together with a range of outbuildings, a barn with great potential, and extensive stabling in around 7 acres (stms) of well-maintained grounds, which are importantly enclosed. The whole offers a high degree of privacy, being set in the rural hamlet of Stanfield, positioned between Fakenham and Dereham.

Offers in Excess of £650,000



DESCRIPTION

Hill Farm comprises a wonderful rural property in the sought after hamlet of Stanfield, within striking distance of both the market towns of Fakenham and Dereham. The whole is set on the brow of a hill, surrounded by rolling countryside with the main house looking down and across its 7 acres (stms) of gardens and two main paddocks. The whole represents a super opportunity for a wide variety to acquire a lovely house with potential, but to also take advantage of the rural infrastructure already in place with an extensive range of stabling and a barn of which has conversion potential subject to the necessary planning consents being forthcoming.

The approach to Hill Farm is delightful, accessed off the main road into a private farm track of which the property enjoys a right of way over and leads up to the entrance of the farm heading past various access for both the stable block, paddocks and the main house. There is an extensive area for parking at the front and side of the house via the shingled drive which flows across the front of the house and there is an open car port for vehicles/storage purposes, there is of course room for a detached cart lodge/garage if a buyer requires.

The house is approached at the front via the porch and into the main reception hall. The accommodation briefly comprises sitting

room, dining room with access at the side onto a terrace, shower room, cloakroom, kitchen/breakfast room with a utility room, pantry and boot room located off the kitchen. The boot room enjoys separate access at the front.

On the first floor there are three bedrooms, a family bathroom and WC positioned off the main landing. Bedroom two benefits from a sink. The house is ready for immediate occupation but requires updating throughout.

Stable yard - To the south of the house, across the substantial gravelled frontage, is a collection of stables flanked around a good area of concrete hardstanding. The buildings are generally in good order and total 10 stables including a standalone 34' stable. The substantial and recently renovated hay barn with double doors for ease of access and tack room provide the stables with the necessary support.

Gardens and grounds - The garden/grounds to the north of the main house enjoy an enclosed aspect via the attractive post and wire fencing which sweeps around the boundary together with various young trees.

Flowing down from the stable yard lies an area of paddock with a right of way through for the neighbouring farmer. The remaining land is made up of a substantial paddock which is ideal for open

grazing within the mature hedged and tree boundaries. The grounds, much like the house and buildings, have been well maintained.

Acreage – 6.901 acres (stms)

Local authority – Breckland District Council

Services - Mains electricity. Borehole water supply. Private drainage system.

LOCATION

The property is located in Stanfield, a charming mid-Norfolk village. The nearby village of Brisley is well known for its award-winning village pub, The Brisley Bell and there is also a well-regarded primary school. The nearest high school is at Litcham about 3 miles away.

There are local shops in the neighbouring villages of Mileham, Litcham and North Elmham. The market towns of Dereham and Fakenham are close by and both offer an extensive range of shopping and other facilities such as banks, post offices, restaurants and hotels.

The North Norfolk Coast, an Area of Outstanding Natural Beauty, is 13 miles away. There are many leisure pursuits readily accessible including wonderful long beach walks, sailing, birdwatching and a



wide-ranging variety of restaurants and pubs and a number of golf courses.

The university and Cathedral City of Norwich, 18 miles to the south east, has a vibrant city life with a thriving business community, a wide variety of cultural and leisure pursuits and is regarded as the regional centre for shopping. There are numerous cafes and restaurants and a permanent open market in the heart of the city. Norwich International Airport is to the north of the city and there are mainline railways available in Norwich, King's Lynn and Downham Market. There are many good schools available in the county in both the private and state sectors.

DIRECTIONS

From Norwich take the A1067 Fakenham Road and follow this road all the way to Bawdeswell and just after the turning to Dereham take the next left, which is the Billingford Rd/B1145 signposted for North Elmham and King's Lynn. Drive through Brisley continuing on the B1145 and take the left turn into Reed Lane. Follow Reed Lane around to the left-hand side and continue for approximately 300 yards, looking out for the turning for Hill Farm on the left-hand side.

AGENT'S NOTES:

- (1) Interested parties should be aware that a neighbouring farmer has a right of way over the first part of the main drive, bearing right below a range of agricultural buildings through to his own land.
- (2) 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.
- (3) 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



Stanfield, Dereham, NR20

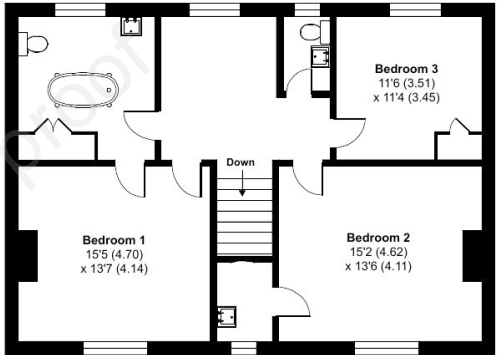
Approximate Area = 2470 sq ft / 229.4 sq m

Outbuilding = 3661 sq ft / 340.1 sq m

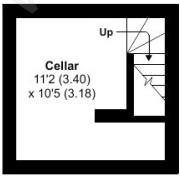
Total = 6131 sq ft / 569.5 sq m

For identification only - Not to scale

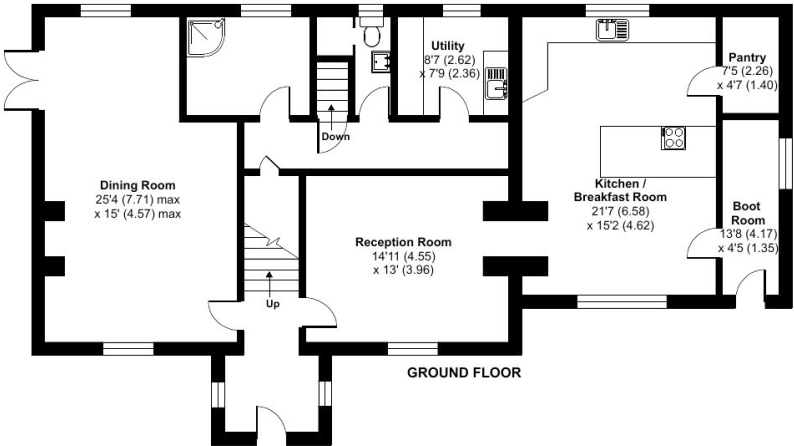
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	47 E	
21-38	F		
1-20	G		



FIRST FLOOR



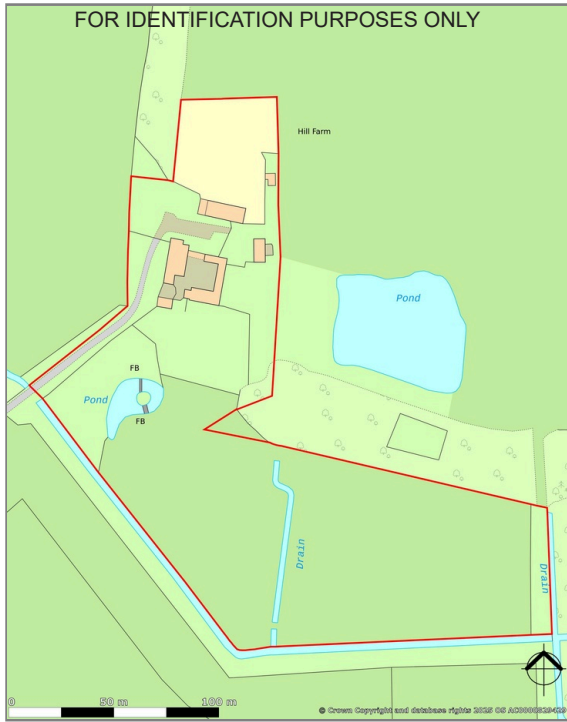
LOWER GROUND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Brown & Co. REF: 1335779



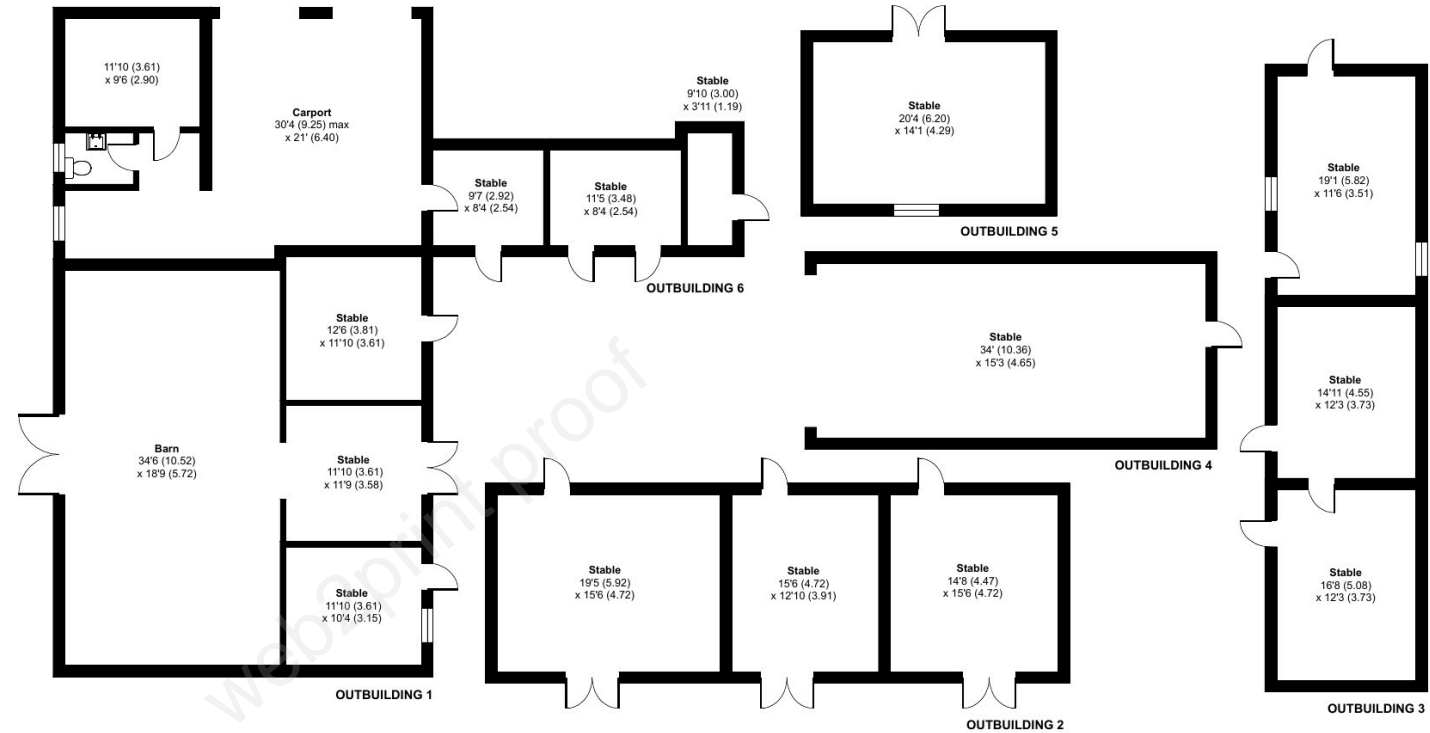
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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Brown & Co. REF: 1335779

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