



**Pigmans House, Reephram Road, Bawdeswell, Dereham,  
NR20 4RX**

**welcome to**

**Pigmans House, Reephram Road, Bawdeswell, Dereham**

>> Approximately half an acre of attractively wooded grounds <<

A unique opportunity to create a special home of your own, along with a large timber built outbuilding of approximately 460 sqft, which could meet wide ranging needs subject to local planning approval.



## Description

Originally a non-standard construction detached bungalow, set in sizeable and wooded grounds of approximately half an acre (0.49 stms), already with excellent internal presentation throughout. This 2 Bedroom accommodation includes a spacious 20' x 19'8" open plan living space with a fine wood burner. The main bedroom suite has been re-designed to offer dressing room with extensive wardrobe space & a further room off intended as an en-suite. Planning consent has been passed for the removal and upgrading of original cladding, also the building of another room to the rear. In addition to the large wood burner, modern air conditioning units provide background heating. This is something of a reluctant move, a 'head over heart' decision for positive reasons, now, before their dream is realised. You will already get a good idea of where they were heading and as a development opportunity you will have plenty opportunity to make this your own and very special.

The property enjoys an edge of village setting with a Morrison's store, first school, a church and lies within the catchment area for the nearby highly regarded schooling through to 6th Form in Reepham. The market town of Reepham has a picturesque market square and has a wide range of amenities. Bawdeswell also lies approximately 21 minutes from Norwich Airport (AA source).

## Fine Open-Plan Living Room

20' x 19' 8" (6.10m x 5.99m)

2 large side aspect windows, patio door to garden and natural wood finish laminate flooring. Feature wood burner & flue with bespoke fireguard surround with seating atop handy for toasting.

Kitchenette is fitted with a modern range of wall & base units, natural work surface over with 1 1/2 basin sink unit, rangemaster cooking range with large cooker hood over.

## Inner Hall

Airing cupboard and access to remainder of rooms.

## Study / Walk-In Wardrobe

7' 6" x 6' (2.29m x 1.83m)

Space for desk, also currently having clothes hanging rails and shelving either side.

## Shower Room

Suite comprising WC, wash basin vanity unit & shower cubicle. Chrome towel radiator & window.

## Master Bedroom Suite

9' 10" x 9' 8" (3.00m x 2.95m)

(bedroom dimensions) With side aspect window, natural wood finish laminate flooring and access on to:

## Dressing Room

Fitted range of full height wardrobes to 2 sides. access on to

## En-Suite / Study Room

9' 10" x 5' 8" (3.00m x 1.73m)

With window & heated chrome towel radiator. Please note this room had been intended for use as an en-suite but has not been fitted out as such. Could also provide a cosy study or nursery room.

## Bedroom Two

9' 10" x 9' 9" (3.00m x 2.97m)

Side aspect window.

## Outside

The property sits in established and partly wooded grounds of approximately 0.49 acres (stms). There are fine individual mature trees dotted about, along with a number of fruit trees. The ground is largely laid to lawn with paved patio adjoining the bungalow. Green House, Workshop/Utility Room adjoins the rear of the bungalow which measures 9'10" x 7' 5" with tall window panels to 2 sides and double doors from the garden (please note this was to be replaced by the extended room under the planning consent mentioned above).

The "Guinea Pig Hotel" is a substantial timber built outbuilding which measures 42' x 20'6" with power, lighting, air conditioning, 3 windows & double doors. It also has attached an electric vehicle charging point. From the road, driveway leads to the property and off to the right and offers plenty of off-road parking for this property.

## Agent's Notes

1) The driveway opening from the road is shared with 2 neighbours, one drives just a short distance across to the left to their 5 bar gate to their gardens (this is their secondary access), the other property has a right of way along the frontage and alongside the right hand boundary up to their property at the rear.

2) The property has been extensively upgraded and there is planning consent for further upgrading & extension, As it started life as non-standard construction and the external walls are still clad in an asbestos cement panelling, some lenders may require more investigation before offering a mortgage. Please contact us for further information.

3) Any considered use or alteration to the property or outbuilding would need to be subject to local authority regulations and we would advise anyone considering making changes to contact Breckland District Council to discuss this prior to offering.



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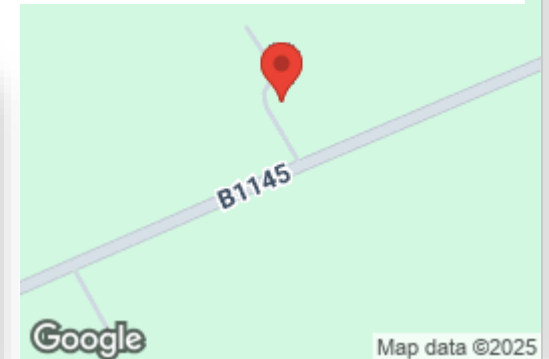
- Approximately Half an Acre (stms) of Wooded Ground
- Excellent Presentation to Internal Accommodation
- Partially Complete Project with considerable further potential
- Large Timber Built Outbuilding - Approximately 460 sqft
- Planning Consent for Upgrade & Extension
- Feature Wood Burner to Open Plan Living Space
- Solar Panels with 3 batteries & electric vehicle charge point
- No Onward Chain

Tenure: Freehold EPC Rating: G  
Council Tax Band: A

**£375,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:  
RPM103870 - 0003

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