



THE STORY OF

Home Farm Cottage

Worthing, Norfolk

SOWERBYS

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Home Farm Cottage

Swanton Morley Road, Worthing,
Norfolk, NR20 5HS

- Wonderful Village Location
- Period Charm Throughout Home
- Spacious Reception Rooms
- Three Bedrooms
- Generously Sized Garden
- Paved Entertaining Area
- Off-Road Parking

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“... extremely cosy, especially during chilly evenings. The fireplace crackles...”

Nestled in the heart of Worthing's charming village, there's a semi-detached period house with three bedrooms that effortlessly blends history and modern comfort. As you approach, the fusion of elegance and charm becomes apparent, creating a unique atmosphere.

Step inside, and you'll be greeted by a warm and character-filled home. Original beams adorn the ground floor, and the inviting living space features charming pament flooring. This residence is more than just a house; it's a living testament to the craftsmanship of a bygone era.

The living room is extremely cosy, especially during chilly evenings. The

fireplace crackles, and the room buzzes with lively conversations, making it a favourite spot for the owners.

If the living room is for relaxation, the formal dining room is for entertaining. Family and friends gather around the table, creating special moments—particularly on Christmas day, when the space comes alive with food, wine, and festive joy.

Additionally, there's a separate reception room currently utilized as a study. This versatile space could serve as a snug or playroom, and its separate entrance adds practicality, especially for those working from home.



Upstairs, three spacious double bedrooms await. The primary bedroom is bathed in natural light, thanks to two large windows and an exposed beam that adds character. The upper level boasts the rarity of two separate bathrooms, a convenient feature for a property of this size and age.



Outside you'll find the enchanting garden, a retreat where meticulous greenery surrounds a well-kept lawn. A paved area provides a perfect setting for outdoor gatherings—a space where stories and laughter come together beneath the open sky.





First Floor
Approximate Floor Area
775 sq. ft
(72.04 sq. m)



Ground Floor
Approximate Floor Area
943 sq. ft
(87.62 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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ALL THE REASONS

Worthing

IN NORFOLK
IS THE PLACE TO CALL HOME



Worthing is a small pretty Breckland village set alongside the River Blackwater, a tributary of the Wensum. In the heart

of this community lies an old bridge over the river, and buildings that used to house a mill and a thriving tannery. It is surrounded by luscious farmland, including grazing for a small herd of Highland cattle. The surrounding countryside offers a peaceful escape from the bustle of modern life, and acts as a haven for wildlife, especially in the nearby Hoe Common and Hoe Rough, an NWT Nature Reserve. Many of the homes in the village are, as is this one, old characterful

and attractive cottages, and the beautiful but tiny round tower church of St Margarets lies at one end. Historically, Worthing is known for the gold ceremonial Roman helmet found by children playing in the river, and now housed at the Norwich Castle Museum.

The adjacent village of North Elmham has a primary school, pub, hotel, doctors surgery, post office, tearoom and convenience store.

Only 6 miles away is the busy market town of Dereham, with a good range of shops, golf club, leisure centre, community hospital, theatre and cinema. It has a twice-weekly market, and is also home to the Mid-Norfolk heritage railway station.



Note from the Vendor



“The home has maintained its character and charm. The exposed beams and large windows are a testament to its era.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Oil fired heating. Drainage via septic tank.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 9300-2104-9390-2127-6285

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///tutored.dimes.rainwater

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