



THE STORY OF

# Moat Farm

*Whinburgh, Norfolk*

SOWERBYS

S

THE STORY OF

# Moat Farm

Shop Street, Whinburgh, Norfolk  
NR19 1QR

Detached Thatched Family Home

Accommodation Stretching to More Than 2,200 Sq. Ft.

Sitting Comfortably on Almost an Acre of Land (STMS)

Four/Five Double Bedrooms

Formal Dining Room

Garden Room

Log Burner

Thatched Summer House

Built In 2010

SOWERBYS DEREHAM OFFICE

01362 693591

dereham@sowerbys.com



“Situated down a quiet country lane, you your own wonderful taste of the countryside with Moat Farm.”

Located down a quiet country lane, set in the middle of Norfolk, you find this superb four/five bedroom detached family home. Whilst the property was built in 2010, it certainly doesn't give that impression; as you pull in to the driveway you can be forgiven if you think this thatched property has stood in its place for a long, long time.

Stepping in to the property the veil of the old world is stripped back to reveal a modern family home. We are graced by a warm and inviting hallway and like the

rest of the home there is a sense of space and grandeur.

Directly in the front is a set of oak stairs leading to the first floor and from this entrance hall all the ground floor reception rooms stem.

To the left is a large dining room, which comes alive during those festive periods, and whilst this room has been many things including a study or a fifth bedroom, its true calling is hosting parties and memorable moments.



A large 21 foot long sitting room has been a favourite with the current vendor, it is a bright and airy space which is lovely to sit in all year round, but is extra special on a cold winter's night with the fire roaring and a good movie playing.

From here there are double doors which step into the garden room and from here it wraps around to the kitchen/ breakfast room, with space enough for a table and chairs meaning one keep an eye on children whilst they sit and work away - or make mess after school. The ground floor also benefits from the always useful utility room, and a wet-room.

Upstairs we find four well proportioned double bedrooms the principal and second largest rooms having private en-suites - whilst the other two share the family bathroom.

Outside and to the front we have a large shingle driveway with ample parking for several cars the driveway then wraps around the side of the house providing more space and leading to the double cart shed. The cart shed features more than meets the eye, with a ground level parking but a space upstairs with a W/C - perfect private space for a teenager or an office to work from home.

The property sits nicely within its plot which extends to almost an acre in size (stms) and is mainly laid to lawn. A small pond and thatched summer house finishing off the garden and complete a property which is already a truly spectacular home...





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.

ALL THE REASONS



# Whinburgh

IN NORFOLK  
IS THE PLACE TO CALL HOME



Nestled within the countryside, Whinburgh is a quaint village which offers a peaceful retreat from the hustle and bustle of busier

areas. Located near the towns of Yaxham and Dereham, Whinburgh boasts a rich history, scenic landscapes, and a close-knit community.

The name Whinburgh is believed to have Old English origins, indicating a “fortified place overgrown with furze.” This linguistic insight hints towards a past where the landscape was shaped by both human fortifications and the untamed beauty of the surroundings.

Explore the bucolic charm of the countryside with walks and strolls through the parish’s footpaths, the lush landscapes provide a tranquil setting for nature enthusiasts.

At the heart of the village is the charming St Mary Church. With an understated interior and a rustic feel, it’s easy to feel the simplicity and charm afford by a countryside community.

Nestled in the Brecklands, in the heart of the county, nearby Dereham is a classic country market town and an architectural haven with plenty of Georgian gems set on generous plots, blended with more recent developments.

In the eighth century, it is said that the youngest daughter of Anna, King of East Anglia, prayed for a miracle during a famine and two deer appeared every day to provide

milk for the nunnery she had founded. When a huntsman tried to snare the deer, he was thrown from his horse – believed to be an act of divine retribution – and killed. The hunt is depicted on a town sign at the entry to Butter Market from the High Street.

Today, a twice weekly market, on Tuesdays and Fridays, along with a strong cohort of independent and specialist shops and free parking make the town a fabulous place for an afternoon spent browsing. Look out for the town’s other historic landmarks which include the Mid-Norfolk Railway, a heritage line which runs 1950s railcars to Wymondham Abbey, Dereham Windmill, a Grade II listed building which was saved from the brink of destruction, and Bishop Bonner’s Cottage, established in 1502 and believed to be the oldest building in town.



Note from the Vendor



“The kitchen is a sociable and inviting space.”

THE VENDOR



**SERVICES CONNECTED**

Mains water and electricity. Drainage to a septic tank.  
Oil fired central heating.

**COUNCIL TAX**

Band E.

**ENERGY EFFICIENCY RATING**

C. Ref:- 8434-8027-3300-0451-6296

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: //rips.director.spenders

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm’s employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL