



THE STORY OF

Hawthorn Farm

East Tuddenam, Norfolk

SOWERBYS

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Hawthorn Farm

Barnham Broom Road, East Tuddenham,
Norfolk, NR20 3NE

Five Bedroom Farm House

Unconverted Barn

1.5 Acre Plot (STMS)

Bright Garden Room and Sitting
Room with Cosy Log-Burner

Ground Floor Family Bathroom and Separate Utility

Principal Bedroom with Private En-suite

Double Garage, Workshop and Dairy with
Several Cart Sheds to the Rear

Tarmac Driveway with Ample Parking
for Multiple Vehicles

Meticulously Landscaped Gardens

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“...passion for gardening shines through in
the meticulously landscaped garden...”

Hawthorn Farm presents a remarkable opportunity, boasting a generously sized five-bedroom detached farmhouse nestled on 1.5 acres of land (STMS), complete with a spacious unconverted barn.

Upon entering the property, you're greeted by a welcoming front covered porch, perfect for shedding muddy boots before stepping into the warmth of the farmhouse. Inside, an inviting hallway sets the tone, leading to a centrally located kitchen/breakfast room, ideal for gathering with loved ones. Adjacent, a bright garden room floods with natural

light, offering ample space for hosting family gatherings.

Towards the rear, a substantial sitting room awaits, complete with a comforting inglenook log-burner, complemented by a versatile snug that could serve as a home office or extra bedroom. A strategically placed family bathroom near the entrance ensures convenience, while a utility room at the rear adds practicality to the layout.

Upstairs, discover five bedrooms, including a principal bedroom boasting its own en-suite for added luxury.







Outside and to the side of the main farmhouse is a large, unconverted barn, double garage, and a dairy with several cart sheds to the rear. With the right blend of creativity and foresight, the barns could easily be converted, with the possibilities being endless. The layout of the garden makes it easy to carve off a section for the house and a large section for the barn, both being private to one another.

The current owner's passion for gardening shines through in the meticulously landscaped garden, featuring vibrant flower beds, mature trees, and shrubs arranged to create a tranquil oasis. Enclosed by a large hedge, the garden offers a sense of seclusion, enveloping the farmhouse and barns with its lush greenery. With separate outdoor spaces easily achievable, the potential for customisation is boundless.

Completing the picture, a spacious shingle driveway provides ample parking for multiple vehicles, adding practicality to the property's charm.







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

East Tuddenham

IN NORFOLK
IS THE PLACE TO CALL HOME



East Tuddenham is a growing village located between Norwich and Dereham, with good access to the A47 and beyond. The village has a community

allotment, social club with a refurbished peacock bar ideal for meeting friends and neighbours, as well as a recreation field with a small play park for children.

The village is surrounded by countryside with lots of tracks and footpaths for walking and wildlife watching. Just under two miles away Barnham Broom can be found. For keen golfers, there is a golf club with two courses and a leisure club.

Only half a mile away is the popular farm shop, The Goat Shed, offering local produce and a lovely restaurant. On warm summer days, The Buck in Honingham offers superb ale and excellent food. It is also a good destination for walks on a summer evening.

The popular village of Mattishall is just under

two miles from East Tuddenham, offering a good range of amenities including a village store, post office, public house, church, doctor's surgery with pharmacy, butchers, fish and chips takeaway, hairdressers, and a very popular junior school.

There is a gym and two cafés, one being near the church, and a children's nursery at Southgreen Enterprise Centre. In addition to this, the village has its own cricket, football, bowls, and golf clubs for all ages.

Around four miles from East Tudeenham is Longwater Retail Park, featuring a large Sainsbury's, Next, Marks and Spencer Foodhall, and other retail stores.

If you are looking for a quiet village with a thriving community and ease of access to all nearby villages, towns, and cities, East Tuddenham is the ideal village for you. Being only a short drive to Norwich, you have all that the bustling city has to offer while living out in the countryside.



Note from Sowerbys



“This beautiful property embraces the aesthetic which this Norfolk Farmhouse offers.”

SOWERBYS



SERVICES CONNECTED

Mains water and electricity. Private drainage. Oil fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 0834-5327-6300-0128-6226

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

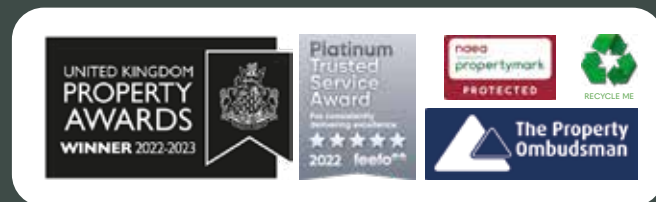
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AGENT'S NOTE

Our seller has informed us of their intention to apply an overage/uplift in respect of the barns subject to further negotiation.

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.

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