



THE STORY OF

Wood Farm Cottage

Great Dunham, Norfolk

SOWERBYS



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Wood Farm Cottage

Great Dunham, Norfolk
PE32 2LN

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Period Detached Home

Accommodation Stretching to Over 3,900 Sq. Ft.

Surrounded by Norfolk Countryside
with Far-Reaching Views

Five Reception Rooms

Five Double Bedrooms

Three En-Suite Shower Rooms and a Family Bathroom

Sitting on a Plot Over One Acre (STMS)

South Facing Garden

Detached Double Garage with Storage Above

Ground Source Heating

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“The house is very warm, light and spacious with lovely views over the surrounding fields.”

Wood Farm Cottage has been a labour of love over the last 18 years, bought as a property that needed work, the current owners set about with a complete renovation project and during this time not a stone has been unturned, leaving in its place what is now a wonderful five bedroom detached family home set within a generous plot of over one acre (STMS).

The ground floor is remarkable, designed to cater to both comfort and elegance. It features a sophisticated living room with a charming wood-burner, perfect for cosy evenings. The contemporary kitchen is a chef's dream, equipped with modern appliances and plenty of counter space. Adjacent to the kitchen, the snug

is a warm and inviting space featuring a Jetmaster open fire, ideal for relaxation. A dedicated study provides a quiet retreat for work or reading.

Practicality is ensured with a utility room that includes a wet room, offering convenience and additional functionality. The boot room provides extra storage and organisation for outdoor gear.

The highlight of the ground floor is the exceptional 28 ft. by 15 ft. garden room, which floods with natural light and offers panoramic views of the picturesque surroundings. This versatile space is perfect for entertaining guests or enjoying serene moments of relaxation.





“The sophisticated living room features a charming wood-burner, perfect for cosy evenings.”





“The contemporary kitchen is a chef’s dream, equipped with modern appliances and plenty of counter space.”



“Our favourite room is the large garden room with high oak beams which has lovely views of the garden and all-day sun”



The beautifully presented and expansive living space is highlighted by a grand bifurcated staircase that leads to the first floor, comprising five luxurious bedrooms.



Three of these bedrooms feature both walk-in wardrobes and en-suite bathrooms, ensuring ample space and privacy for family and guests alike. The additional family bathroom is well-appointed, offering high-end fixtures and finishes.





“Lots of birds visit the garden particularly in the winter including pheasants, partridges, tits and owls, and several species of deer can be seen in the neighbouring fields.”



Externally, the property benefits from a shingled driveway providing ample off-street parking.

The driveway also grants access to a standalone double garage with additional storage space above, perfect for housing vehicles and storing seasonal items. Additionally, there is a convenient carport for extra parking needs.





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

Great Dunham

IN NORFOLK
IS THE PLACE TO CALL HOME



A small, pretty village with a friendly community. Great Dunham is ideally situated just 1.5 miles north of its

sister village, Little Dunham, 7 miles from Swaffham, and it has great access to the A47. If you need to travel further afield then King's Lynn, with its excellent rail links, is just 15 miles away.

The village, which has an ancient church and a primary school, is surrounded by rolling countryside making it a great location for those wishing to enjoy walking or cycling. For those with older children, the popular Litcham High School is nearby too.

Regular coffee mornings, yoga classes, martial arts lessons and even quiz nights are hosted

at the local Village Hall, which can also be hired for private use.

The nearby historic and thriving market town of Swaffham provides an extensive range of local amenities including a Waitrose, Tesco, Asda, further shops, pubs and restaurants, three doctors surgeries and primary, secondary and higher schools together with a variety of leisure, sports activities including an excellent golf club.

The town has an extremely popular Saturday market and many interesting historic buildings including the parish church and 'The Buttercross', plus there are plenty of local activities to enjoy and entertainment including theatre, open gardens, nature reserves and more.



Note from the Vendor



“Apart from the house and garden, we shall miss the surroundings, the quiet roads, the friendly people and the wonderful views.”

THE VENDOR



SERVICES CONNECTED

Mains electricity. Ground source heating, with underfloor heating throughout. Drainage via septic tank. Water via borehole.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref: 2534-8626-1300-0744-8202

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: ///gallons.dolly.removals

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SOWERBYS



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