



THE STORY OF

Black Horse Farm

Runhall, Norfolk

SOWERBYS

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Runhall, Norfolk
NR9 4DP

Detached Farmhouse

Four Double Bedrooms

Loads of Potential

Stunning Countryside Views from the House

Outbuildings and a Barn for Conversion (STPP)

Seven Acres (STMS)

Rural Location

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“This home is brimming with potential...”

Nestled on the edge of the charming village of Runhall, this exceptional property, which once served as a pub, has been transformed into a delightful four-bedroom home, set on seven acres of land (STMS). With an outbuilding and a barn primed for conversion into additional accommodation (STPP), this property is brimming with potential.

Entrance into the house is through the covered porch to the front of the property, leading into a large hallway. To one side, is the kitchen, where you'll find the added convenience of a pantry, as well as a stable door serving as an alternate entrance to the property. To the rear is a spacious reception room with high

vaulted ceilings and expansive views of the seven acres, which can serve as a formal dining room or main living area. This room has the potential to become a truly spectacular space.

Continuing along the hallway, you encounter beautiful pavement tiles as you enter the current dining room, featuring a large beam across the ceiling. Further along is the cosy family living room, complete with a feature brick chimney breast and a log burner at its base. This room offers lovely views of the rear of the property, creating a warm and inviting atmosphere. The ground floor also includes the convenience of a W/C.



Upstairs, there are four double bedrooms, each offering its own unique view of the Norfolk countryside. The primary bedroom features an en-suite shower, while the remaining rooms share a centrally located family bathroom, providing convenient access for all.



Outside the front of the property, you'll find two standout features. First, there is a long barn, now used for storage and as a small gym. This is the ideal size to be converted to use for stabling, or transformed into additional accommodation, or continued in its current use. Next to this is a sizable barn, ripe for conversion with endless possibilities.



At the rear, there is a lawned area and a formal garden that overlook the seven acres of adjoining fields. This space offers the potential to convert the property into an equestrian haven, with room for paddocks, additional stables, and even a menage.



The front of the property boasts a shingled driveway with ample parking for several cars.





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



Runhall

IN NORFOLK
IS THE PLACE TO CALL HOME



Runhall is a pretty rural hamlet located just 2.4 miles from Barnham Broom and Mattishall, which offer Primary schools, a post office, butcher and public houses. The property is also only a short drive to the market town of Wymondham.

Wymondham is a bustling town, famous for its Abbey, and offers direct train links to Norwich, Cambridge and London, Kings

Cross. Wicklewood Primary School is approximately 1 mile away and has is rated outstanding in the Ofsted report and both Wymondham College and Wymondham High are minutes away. Wymondham provides excellent facilities including a Waitrose supermarket and an interesting array of boutique shops, cafes, pubs and restaurants. The Cathedral City of Norwich is approximately 8 miles away and offers a number of sought after schools and colleges as well as a large number of restaurants, shops, supermarkets and services.



Note from Sowerbys



“Black Horse Farm is ready for a new owner to come in, put their own stamp on it, and make this home truly extraordinary.”

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SERVICES CONNECTED

Services to be confirmed.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

F. Ref: 2710-3038-4205-5284-4204

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: ///ruling.arts.commented

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