



THE STORY OF

88 Greengate

Swanton Morley, Norfolk

SOWERBYS



THE STORY OF

88 Greengate

Swanton Morley, Norfolk
NR20 4LX

Detached Redbrick Farmhouse

Popular Village Location

Filled with Character and Charm Including
Three Inglenook Fireplace and Beams

Accommodation Reaching to 2,401 Sq. Ft.

Four Double Bedrooms

Five Reception Rooms

Kitchen/Dining

Expansive Garden

Gated Entrance with Shingled Driveway
with Parking for Several Cars

SOWERBYS DEREHAM OFFICE

01362 693591

dereham@sowerbys.com





This charming farmhouse, where period elegance meets modern living in a truly exceptional way. Thoughtfully restored to a high standard, the property retains its characterful features, including beautiful exposed oak beams and striking inglenook fireplaces, offering a perfect blend of traditional craftsmanship and contemporary comfort.

The ground floor is designed for flexible living and entertaining. It boasts a spacious living room, an open-plan kitchen/dining area that flows effortlessly into a light-filled garden room with patio doors leading out onto the garden, and a formal dining room, ideal for hosting more intimate occasions. A snug provides a cosy retreat for quieter moments, while a second garden room offers further options for relaxation or entertaining guests. The layout is completed by a convenient utility room for added practicality and an office/hobbies room.

Upstairs, the property continues to impress with four generously sized bedrooms. The principal suite features its own en-suite, while the remaining bedrooms share a beautifully appointed family bathroom, offering ample accommodation for family and guests.

Outside, the expansive and beautifully maintained gardens provide a tranquil retreat, surrounded by mature hedging for added privacy. A terraced area offers perfect outdoor entertaining or peaceful relaxation spots. The property benefits from a gated entrance leading to a spacious shingled driveway with ample parking, and a brick outbuilding currently serving as a workshop, with exciting potential for conversion or further use, subject to planning consent.



We have lived here for 28 years and have completely renovated the cottage.





Our house is homely,
comfortable and
traditional.







This house gave us more space and a big garden, in a lovely village with beautiful countryside.



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.

Copyright V360 Ltd 2023 | www.houseviz.com

Swanton Morley

LOCATED IN THE
MIDDLE OF NORFOLK



With All Saints' Church in its centre, dating back to the 14th century, the village of Swanton Morley is a picturesque, rural village in the heart of Norfolk with a thriving community.

The well-served village has amenities such as a doctors surgery, village shop and post office, garage and a primary school.

Situated in 9 acres of rural grounds, Swanton Morley Village Hall is a large part of the community here and home to Swanton Morley FC. From theatre productions and quiz nights to the annual firework display, there is often something happening for all to enjoy.

There are two popular public houses within the village, Darby's and The Angel, both of which serve food and hold a variety of events throughout the year such as quiz nights and live music. The local bowls club and cricket club both play on grounds near to the Angel Pub, making it the perfect spot to finish up after a game.

Venture down the River Wensum and see more of what the local area has to offer, many people come here to enjoy paddle-boarding all year round.

A wonderful location to enjoy Norfolk country living, with easy commuting access to Norwich, come and discover a Norfolk gem.



Note from the Vendor



“Our property is believed to be the oldest residential property in the village, formerly Home Farm.”



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating with an additional three multi-fuel wood-burners.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 0390-2423-1350-2194-4841

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: ///timeless.settle.wildfires

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

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's
Journey

 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
— EST. NORFOLK 1983 —

 East Anglian
Air Ambulance

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

