



THE STORY OF

Red House Farm

Yaxham, Norfolk

SOWERBYS



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Yaxham, Norfolk
NR19 1SB

Delightful Family Home in Semi-Rural Setting

Self-Contained Annexe/Holiday Let

Plot Extending to Approx 1.1A (STMS)

Spacious Accommodation
Approaching 3,500 Sq. Ft.

Stunning Open Plan Kitchen/
Dining /Living Space

Five Bedrooms Altogether in the
Main House and Annexe

Award Winning Holiday Let/Annexe

Annexe with Open Plan Kitchen/Living
Space, First Floor Bedroom and Bathroom

Outbuildings and Workshop

SOWERBYS DEREHAM OFFICE

01362 693591

dereham@sowerbys.com





Situated in a peaceful rural setting just outside the highly desirable village of Yaxham, this remarkable detached family home sits on a plot of just over one acre (STMS).

The ground floor is designed for modern living, featuring a stunning U shaped open-plan family room which combines the newly renovated kitchen, dining, and living room areas, with bi-fold doors leading out to the expansive garden. In addition to this, there is a cosy sitting room, a second living room, and a bright conservatory—perfect for relaxing and entertaining.

On the first floor, the property offers four spacious double bedrooms, with the principal featuring a private en-suite and a family bathroom, providing ample accommodation for a growing family.

The property also benefits from a fully self-contained one-bedroom annexe, currently run as a successful holiday let. With its own private garden and dedicated parking, the annexe provides excellent flexibility and generates a strong annual income of approximately £25,000 to £35,000.

The outdoor space is equally impressive. The grounds, enclosed by fencing, are beautifully landscaped with extensive lawns, and a charming pond with a fountain.

Electric gates provide secure access to the property, leading to parking for 4–6 cars, a large wooden workshop, and a triple cart shed. To the front of the house, a shingled driveway offers additional parking for several vehicles.

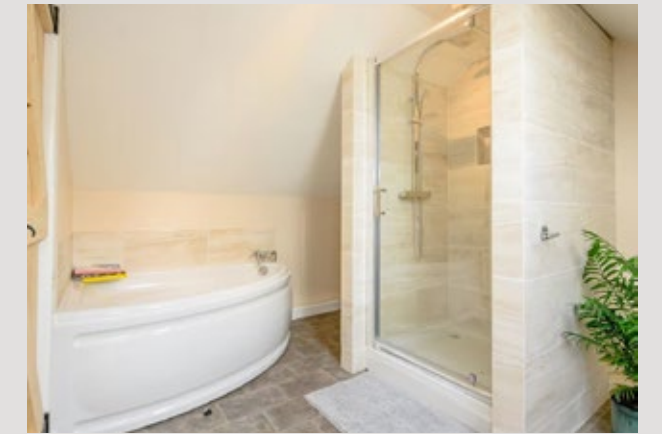
This exceptional property combines rural tranquillity with modern convenience, making it the perfect family home.



We would describe
our home as spacious,
relaxing and welcoming.

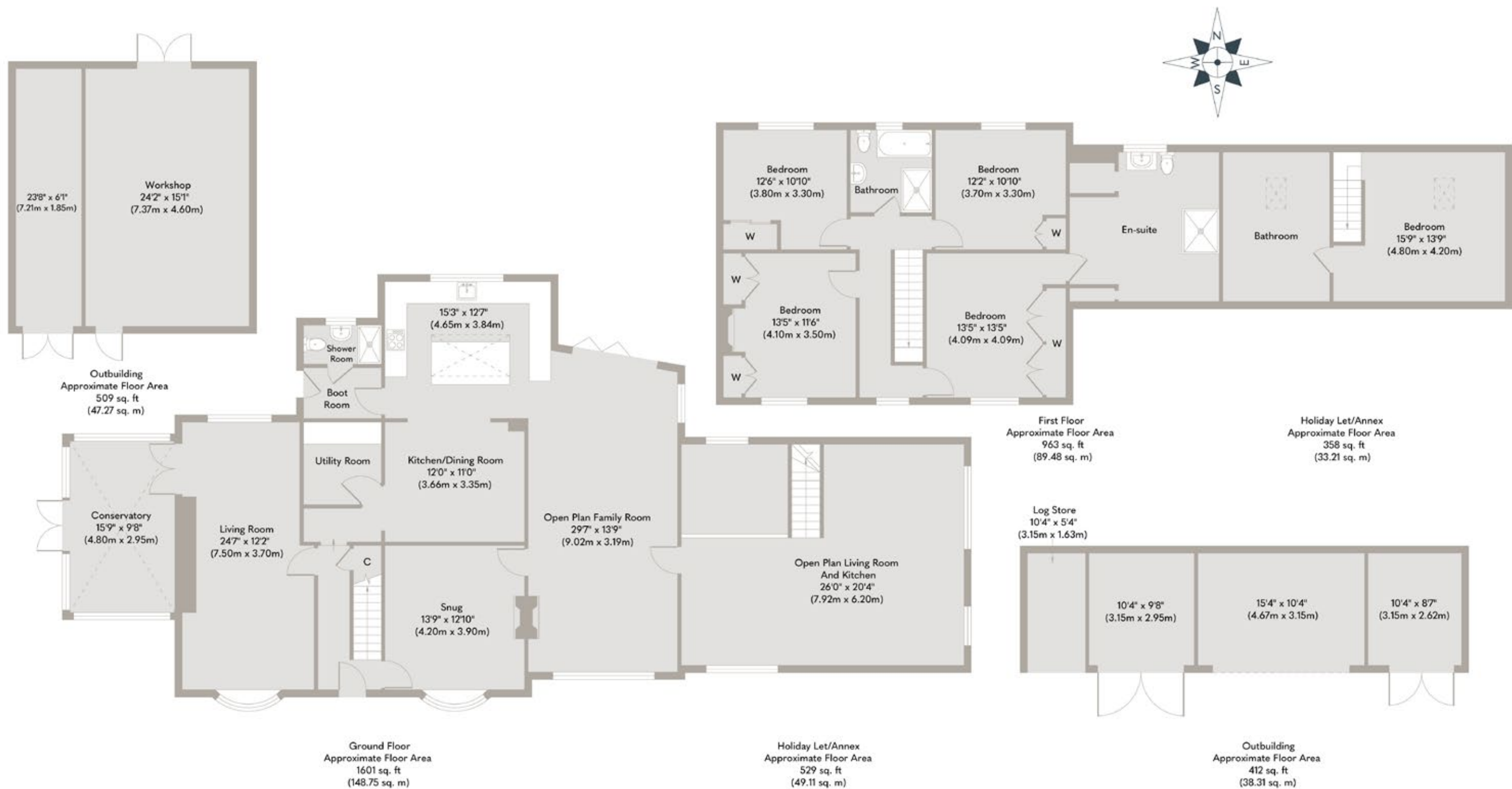






One of our favourite spots is sitting on the decking, watching the wildlife in the pond, and listening to the water fountain.





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

Yaxham

A PEACEFUL VILLAGE WITH TIMELESS CHARM

The village of Yaxham is situated approximately three miles south of the market town of Dereham.

The Village provides local amenities including the highly rated Ranis Indian Restaurant, a vibrant village hall offering multiple activities across the week for all age groups, together with a pro-active, community focussed Parish Council.

Nearby Mattishall offers Doctor's Surgery, Chemist, together with local shops and eateries. The village also benefits from a regular bus service to Norwich City centre via the Norfolk & Norwich Hospital. Further amenities can be found at the nearby town of Dereham.

Nestled in the Brecklands, in the heart of the county, 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.

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



“We have loved being out in the countryside, surrounded by fields and nature, yet close enough to Dereham and Norwich.”



SERVICES CONNECTED

Mains water and electricity. Oil fired central heating as well as underfloor heating. Drainage via septic tank - the current owners are installing a new treatment plant which will be completed prior to any sale.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

E. Ref:- 8656-7526-4110-5527-9926

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:///kitchen.testy.entitle

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 1989 —

 **East Anglian
Air Ambulance**

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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

