



THE STORY OF

# Ye Olde Farm House

*Stanfield, Norfolk*

SOWERBYS





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Back Lane, Stanfield, Norfolk  
NR20 4HZ

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Spacious Detached Farmhouse

Impressive Five Bedroom Residence

Over 3,000 Sq. Ft. of Living Space

Inglenook Fireplaces with Second  
and Third Wood-Burners

Stylish Family Bathroom

Open-Plan Kitchen/Dining Room

Set within Approximately Two Acres  
(STMS) of Beautiful Norfolk Countryside

Expansive Grounds Wrapping Around the Home

Spacious Central Kitchen Island  
Comfortably Seats up to Eight

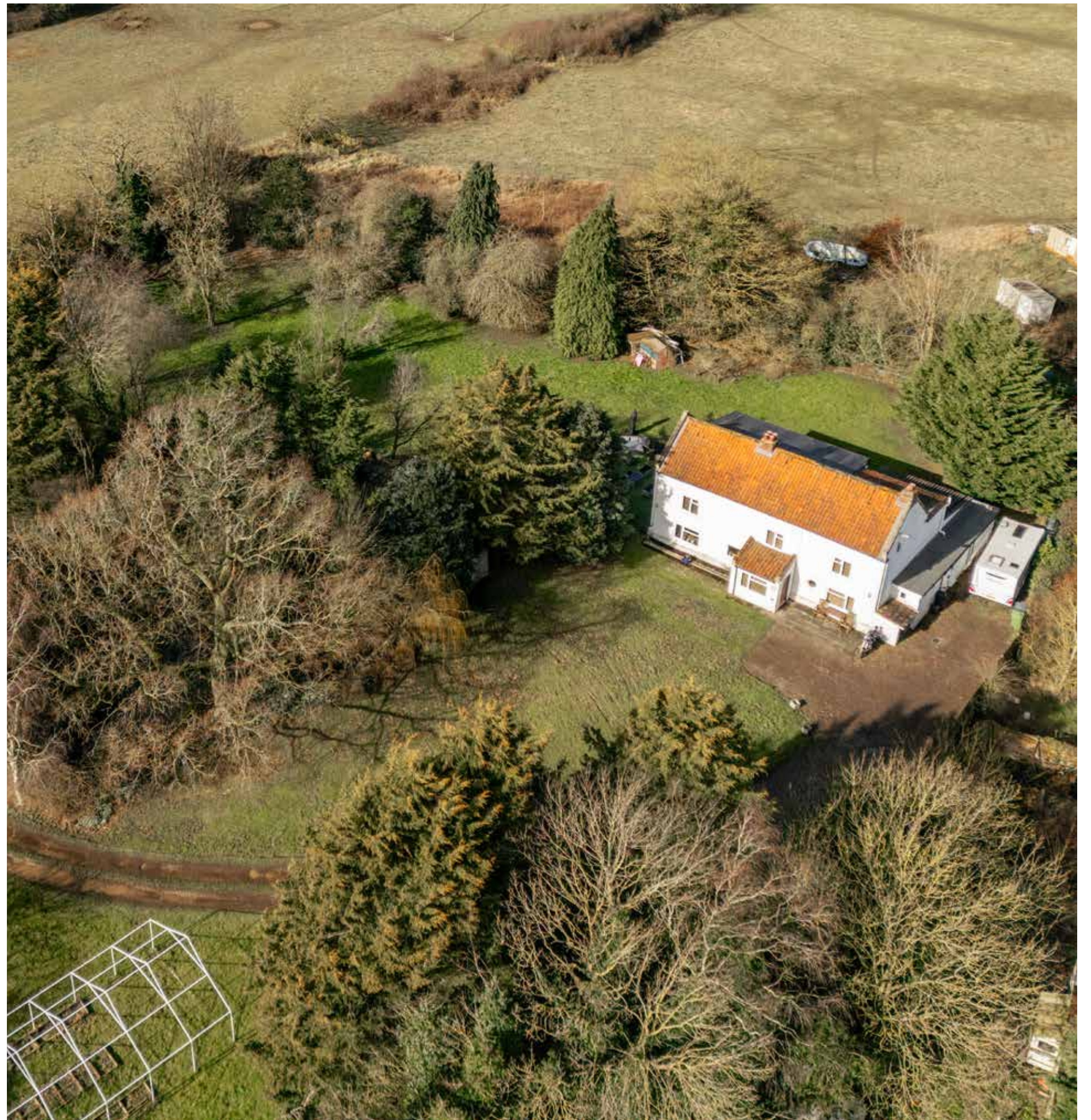
Set Behind a Securely Gated Private Driveway

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From the moment you step inside, the farmhouse exudes warmth and character. The spacious reception hall welcomes you with traditional pamment tiles, while a striking wood burner creates a cosy focal point. The generous lounge and additional reception room—currently a gym—feature stunning inglenook fireplaces with second and third wood burners, original beams, and period details that enhance the home's historic appeal.

The newly fitted kitchen is a standout, balancing practicality and style. Underfloor heating ensures year-round comfort, while a vaulted ceiling with a large Velux window fills the space with light. A spacious central island seats up to eight, making it ideal for dining and entertaining. Glazed doors connect the kitchen to the outdoor entertaining area, where expansive lawns create an idyllic countryside setting.

Upstairs, five generously sized double bedrooms each offer unique character. The principal suite could be converted into a sixth bedroom if desired. The stylish family bathroom features a freestanding bath, large walk-in shower, and elegant countertop basin.

This home offers incredible versatility, with a gym and bar that could easily transform into a library, study, or additional living areas.

Set behind a securely gated driveway, the farmhouse offers exclusivity and seclusion. Expansive grounds wrap around the home, providing ample space for outdoor enjoyment. A private fruit orchard enhances the peaceful atmosphere, offering a charming retreat amid Norfolk's picturesque scenery.

Perfect for those seeking a rural escape with modern comforts, Ye Olde Farmhouse is a remarkable property combining space, history, and an exceptional countryside lifestyle.





First Floor  
Approximate Floor Area  
1,434 sq. ft.  
(133.22 sq. m)

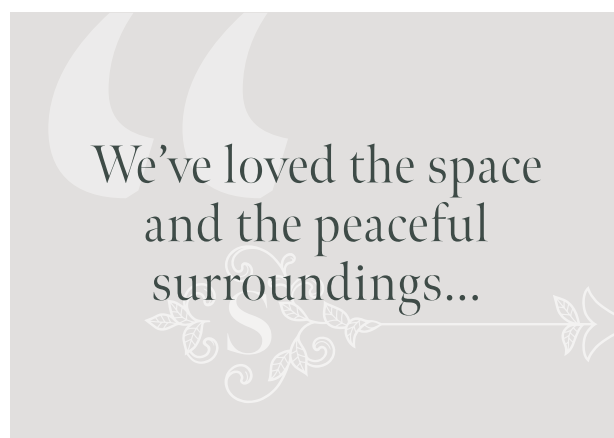


Ground Floor  
Approximate Floor Area  
1,809 sq. ft.  
(168.06 sq. m)

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.

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# Stanfield

A CHARMING VILLAGE WITH PICTURESQUE SURROUNDINGS

A picturesque Norfolk village, offering the idyllic rural country life. Stanfield is located approximately 6 miles from the market town of Dereham and falls within the Litcham School catchment area with the school bus picking up from the village for both Brisley and Litcham Schools.

Within the village is The Old Dairy, whilst originally a Dairy, it is now a café and a shop selling freshly baked pastries and bread amongst other products. Set on the top of Stanfield Hill, this popular café offers field views all the way down to Brisley Church.

Brisley is a beautiful and unspoilt village, well-known for its surrounding countryside and the renovated, award winning Brisley Bell Inn, which has a first-rate menu and a warm welcome.

The common is owned by the village and is one of the largest in the UK, stretching to over 200 acres and includes the active village cricket ground with men's and women's teams. In recent years an area of amenity land has been transformed to create a woodland of native British trees to celebrate Queen Elizabeth's Diamond Jubilee, which includes desirable allotment plots, a children's play area, football pitch and fitness trail. The area is a delight for residents and visitors to use for walks and picnics.

Stanfield is a fantastic spot to enjoy the best of Norfolk country living with easy commuting access to Norwich and the coast at Wells-next-the-Sea, just under 17 miles away. Come discover a Norfolk gem.



## Note from the Vendor



“We’ve had the opportunity to keep animals, and it’s been wonderful to bring up our young family in this setting...”



## SERVICES CONNECTED

Mains electricity and water. Drainage to septic tank. Oil fired central heating.

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY RATING

F. Ref:- 9838-3045-8209-5415-8200

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: ///frantic.captions.snake

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

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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