



THE STORY OF

Quince Farm

Yaxham, Norfolk

SOWERBYS



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Quince Farm

Yaxham, Norfolk
NR19 1SA

Offered with No Onward Chain

Situated Upon Approx. 0.63 Acre Plot

Popular Village Location

Three Unconverted Outbuildings

Separate Detached Converted Outbuilding

Three Double Bedrooms

Open Plan Kitchen-Dining-Living Space

Wealth of Potential

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This rare and wonderful opportunity allows you to own a truly characterful home, seamlessly blending country cottage charm with modern comforts. Nestled in a peaceful village setting, Quince Farm sits on a generous 0.63-acre corner plot, offering the perfect balance of privacy, space, and a thriving village lifestyle.

Stepping inside, the heart of the home is the spacious open-plan kitchen and dining room, where exposed beams, rustic brickwork flooring, and soft natural light create an inviting space to gather. The kitchen is both charming and practical, with ample storage and countryside views, while the dining area is perfect for long, leisurely meals with family and friends. After dinner, retreat to the cosy sitting room, where a wood-burning stove provides a warm and welcoming atmosphere—ideal for unwinding on a quiet evening.

The cottage is further enhanced by a separate dwelling, most recently used as two art studios. These versatile rooms offer excellent potential for guest accommodation, a home office, or even a rental opportunity. In addition, three outbuildings provide further scope for development, whether for creative pursuits, storage, or additional living space.

The outdoor space is a true highlight, with its expansive, beautifully maintained gardens. A haven for nature lovers, the grounds offer plenty of room for relaxation, gardening, and outdoor activities. Whether enjoying a summer barbecue on the patio, watching children play on the lawn, or simply unwinding with a book beneath a tree, this is a garden to be cherished.

Despite its tranquil location, Quince Farm is conveniently close to local amenities, schools, and the market town of Dereham. The nearby countryside and scenic walks only add to the appeal, making this an exceptional opportunity to embrace the best of rural living in a truly special home.





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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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 Sowerbys



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SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref: 0321-2813-7391-9023-6695

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: ///cookery.thundered.dined

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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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