



INTRODUCING

Flat 15, The Old Granary

Yaxham, Norfolk

SOWERBYS



THE STORY OF

Flat 15, The Old Granary

Yaxham, Norfolk
NR19 1RD

No Onward Chain

Top Floor Apartment

Two Double Bedrooms

Balcony with
Countryside Views

Allocated Parking Space

Open Plan Living

Ideal First Time Buyer
or Buy to Let

Popular Location

Easy Reach of Local Amenities

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Set within the popular village of Yaxham, the top floor apartment at The Old Granary offers a rare opportunity to enjoy countryside living with all the practicalities of modern life. Positioned on the top floor, this two-bedroom apartment combines open plan design with a bright, airy feel throughout, creating a flexible space that easily adapts to everyday living and entertaining.

The private balcony provides far-reaching views over the surrounding countryside—an ideal setting for a morning coffee or unwinding at the end of the day. Both bedrooms are well-proportioned doubles, offering comfort whether you're accommodating guests, working from home, or simply seeking a little extra space.

Practical touches such as allocated parking and no onward chain ensure a smooth move-in process, whether you're a first-time buyer, a professional commuting nearby, or an investor seeking a ready-to-go opportunity in a desirable location. Local amenities are within easy reach, and the wider transport links mean you're well connected without losing the charm of a more peaceful setting.

The Property offers a lifestyle that blends ease, comfort, and the best of village living — a smart move for those looking to make a home or a sound investment in a sought-after community.





Floorplan to follow.



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

LOCATED IN THE
MIDDLE OF NORFOLK

The village of Yaxham is situated approximately three miles south of the market town of Dereham and about two miles from the nearest Tesco supermarket.

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



“The private balcony provides far-reaching views over the surrounding countryside...”



SERVICES CONNECTED

Mains water, electricity and drainage. Electric central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 6609-6126-7000-1922-1226

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

Leasehold. More information to follow.

LOCATION

What3words: ///overhaul.barrel.edge

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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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