



THE STORY OF

Wood Farm

Reymerston, Norfolk

SOWERBYS



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Wood Farm

Reymerston, Norfolk
NR9 4QZ

Offered Chain Free

Five/Six Bedroom Farmhouse

Over 0.5 Acre Plot (STMS)
with Wrap Around Garden

Original and Period Features Throughout

Three Reception Rooms

Popular Village Location

Tastefully Presented Internally

Range of Brick Built Outbuildings

Double Bay Cart Shed

Summerhouse by Negotiation

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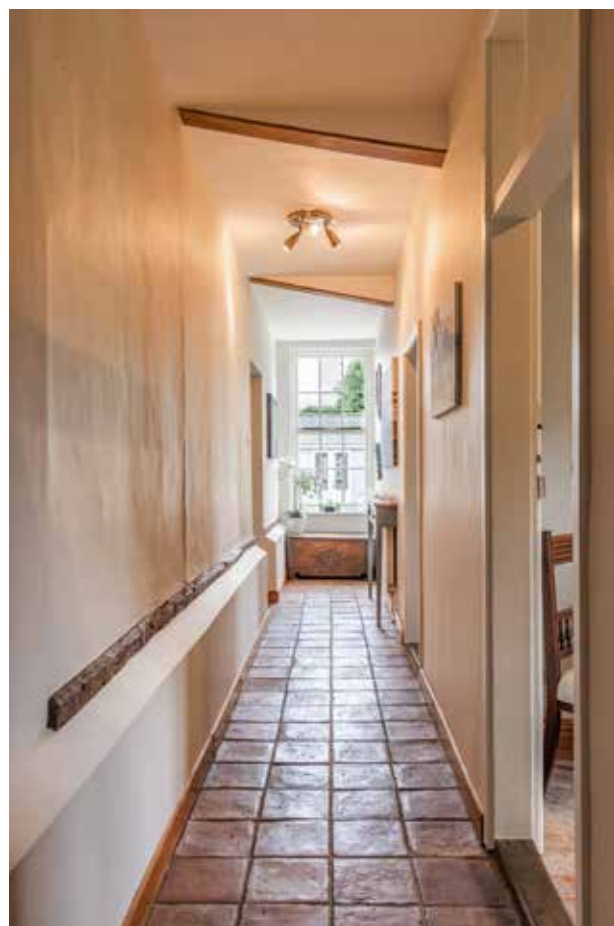


Set in the popular village of Reymerston, Wood Farm offers a rare combination of period charm, modern versatility, and rural tranquillity, all within an easy drive of Dereham and Norwich. This substantial five/six-bedroom detached farmhouse sits on a generous plot of over half an acre (STMS), with mature wraparound gardens and a striking range of outbuildings that provide both practical space and potential for further development.

The current owners have completed a significant programme of renovation while preserving Wood Farm's character and heritage. Works have included replacement windows, an overhaul of the roof, upgraded electrics, and redecoration of much of the property, both inside and out.

Internally, the house has been tastefully maintained and updated, balancing character and comfort with an unpretentious style that feels immediately welcoming. The layout spans three floors and offers excellent flexibility for modern family life. Three reception rooms on the ground floor allow for varied use – from formal dining and entertaining to quiet corners for reading, working, or relaxing. Period details such as exposed beams, fireplaces, and original flooring have been preserved, providing a consistent thread of heritage throughout the home.

Upstairs, the principal bedrooms are generously proportioned and enjoy lovely views across the gardens. The current configuration offers five bedrooms, with an additional room that can serve as a sixth bedroom, home office, or creative studio. In addition to the downstairs shower room, there are two bathrooms that support family living, and the overall flow of the house suits both growing families and multi-generational households alike.



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The exterior spaces are a real strength of the property. The gardens envelop the house on all sides, creating private outdoor areas to enjoy throughout the seasons – whether you’re tending to borders, hosting summer gatherings, or simply unwinding at the end of the day. The selection of outbuildings adds further value and flexibility. A double bay cart lodge offers sheltered parking or storage, while a former forge/gym, pump room, gardeners’ shed, and various stores could be used for hobbies, workshops, or future conversion (subject to planning). These brick-built structures, full of character, elevate the appeal of the property and make it ideal for those seeking workspace or outbuildings with potential. A summerhouse is also available by separate negotiation.

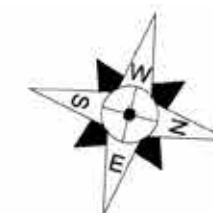
Reymerston is a peaceful, rural village known for its community feel and attractive countryside setting. Despite its privacy, Wood Farm is well placed for access to amenities in nearby Dereham and has transport links to Norwich and beyond, making it suitable for both full-time residence and weekend retreat.

Offered chain-free, this is a property that invites you to settle in, put down roots, and shape it around your way of life. Whether you’re looking for space to grow, work from home, entertain, or simply enjoy a more grounded lifestyle, Wood Farm offers a compelling opportunity in a timeless Norfolk setting.



The gardens envelop the house on all sides, creating private outdoor areas to enjoy throughout the seasons...





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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Reymerston

A NORFOLK GEM IN THE HEART OF THE COUNTRYSIDE

Nestled in the Brecklands, in the heart of the country is the quiet village of Reymerston. Located just 6 miles from the town of Dereham and 3 miles from Hingham, the village has a shop and a village hall that was built in 1956.

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.

When you've worked up an appetite exploring, spice things up with a tasty dish at Spice Fusion curry house or head to The George Hotel, Bar and Restaurant which offers excellent accommodation and freshly cooked food. Brisley, 6.5 miles away, is home to one of Norfolk's best pubs, The Brisley Bell, with a first-rate menu and a warm welcome which has earned it multiple awards.

With good local schools, a leisure centre and golf course, Dereham and its surrounding villages are 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 22 miles away. Come discover a Norfolk gem.



Note from Sowerbys



Reception Room

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SERVICES CONNECTED

Mains electricity, water via borehole, drainage to septic tank. Oil fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

E. Ref: 0745-2823-6221-9123-3131

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: ///parent.imply.cavalier

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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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