



THE STORY OF

# Church Farm

*Little Fransham, Norfolk*

SOWERBYS





THE STORY OF

# Church Farm

Main Road, Little Fransham, Norfolk  
NR19 2JR

---

Set on Two-Thirds of an Acre Plot, Offering  
Privacy and Outdoor Space in Abundance

Over 2,475 sq. ft. of Versatile Living  
Accommodation

Impressive Double Garage with Ample Driveway  
Parking

Four Reception Areas, Ideal for Both Formal  
Entertaining and Relaxed Family Living

Stunning Open-Plan Kitchen and Dining Space

Four Well-Proportioned Double Bedrooms

Luxurious En-Suite to the Principal Bedroom

Ground Floor Cloakroom and Practical Utility  
Room

A Range of Outbuildings, Perfect for  
Remote Working or Hobbies

---

**SOWERBYS DEREHAM OFFICE**

01362 693591

[dereham@sowerbys.com](mailto:dereham@sowerbys.com)







With over 2,475 sq. ft. of thoughtfully arranged accommodation, this beautifully balanced home caters perfectly to family life, entertaining, and the demands of remote working. At its heart is a stunning open-plan kitchen and dining area—an inviting space that flows effortlessly into four versatile reception rooms, each offering the flexibility to suit a range of lifestyles. From sociable gatherings to quiet corners for work or relaxation, Church Farm delivers space where it matters most.

Upstairs, four generously sized double bedrooms are complemented by a contemporary en suite and a stylish family bathroom, while a ground floor cloakroom and utility room add to the home's practical appeal.

Outside, the grounds provide a true sense of privacy and opportunity. The double garage is accompanied by a collection of useful outbuildings, offering scope for hobbies, storage or further office space. The surrounding gardens invite outdoor living, with plenty of space for both leisure and productive planting.

Tucked between Dereham and Swaffham, this attractive home enjoys excellent access to amenities, schools, and road links—while still offering a taste of idyllic countryside living. Whether you're seeking space to grow, room to breathe or the setting for a new chapter, Church Farm is a home where lifestyle and location meet in perfect harmony.





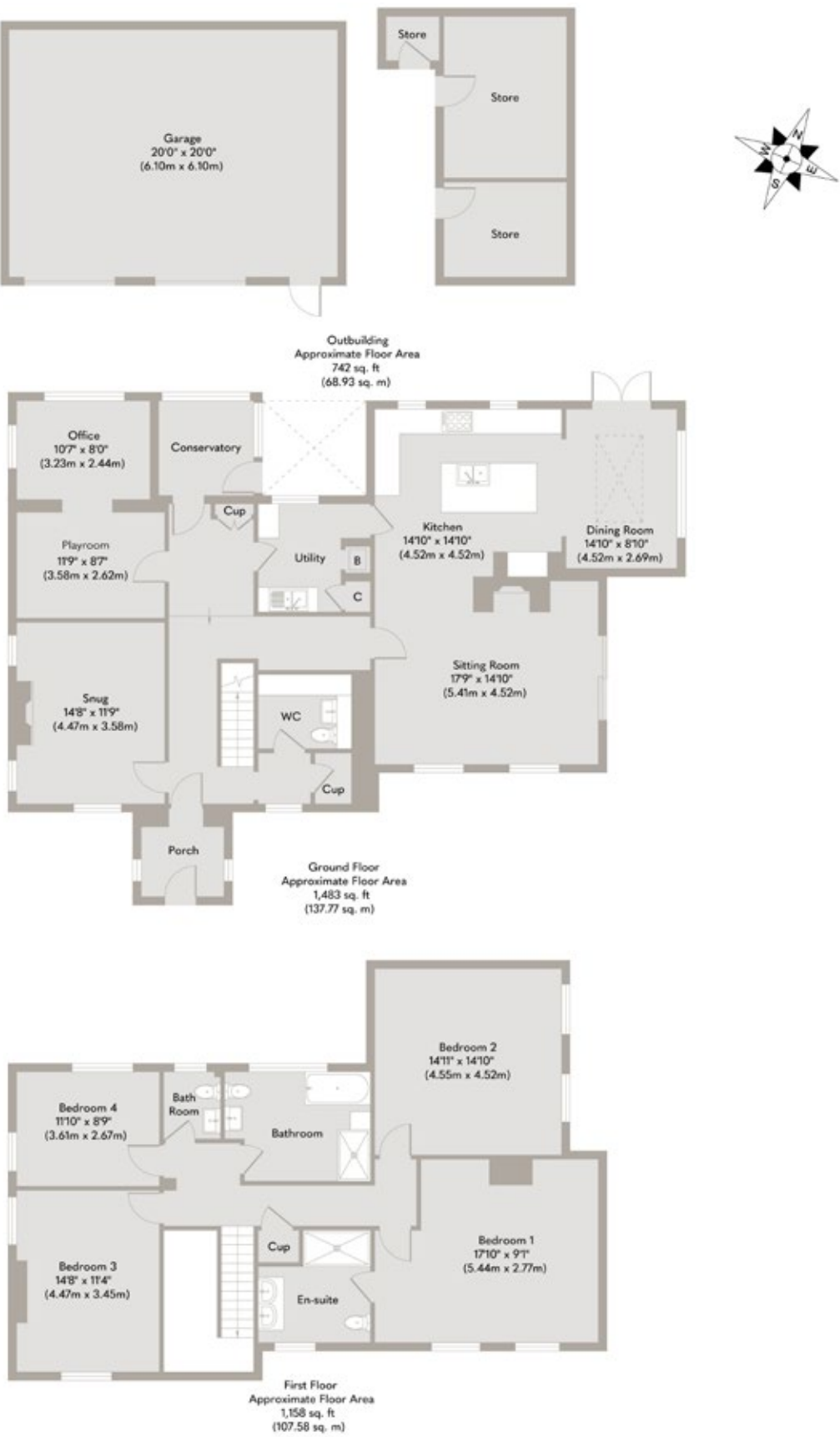












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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](http://www.houseviz.com)



# Dereham

LOCATED IN THE  
MIDDLE OF NORFOLK

Nestled in the Brecklands, Dereham is a classic country market town with Georgian architecture and more recent developments.

In the eighth century, Anna, King of East Anglia's youngest daughter, founded a nunnery and prayed for a miracle during a famine. Two deer appeared daily, providing milk. When a huntsman tried to capture them, he was killed after being thrown from his horse, believed to be divine retribution. This event is depicted on a town sign at the entry to Butter Market from the High Street.

Today, Dereham boasts a twice-weekly market on Tuesdays and Fridays, numerous independent shops, and free parking, making it a great spot for an afternoon browse. Notable landmarks include the Mid-Norfolk Railway, running 1950s railcars to Wymondham Abbey, the Grade II listed Dereham Windmill, and Bishop Bonner's Cottage, the oldest building in town, established in 1502.

Nearby attractions for heritage enthusiasts include Gressenhall Farm and Workhouse, Castle Acre Castle and Priory, and the National Trust property Oxburgh Hall, all within a short drive.

For dining, try Spice Fusion curry house or The George Hotel, Bar and Restaurant, known for its excellent accommodation, food, and award-winning drinks. Brisley, 6.5 miles away, hosts The Brisley Bell, a highly acclaimed pub, while The Old Dairy in Stanfield offers artisan bread and produce.

With good local schools, a leisure centre, and a golf course, Dereham and its surrounding villages provide an ideal blend of Norfolk country living with easy access to Norwich and the coast at Wells-next-the-Sea, just 22 miles away. Discover this Norfolk gem.



## Note from Sowerbys



“From sociable gatherings to quiet corners for work or relaxation, Church Farm delivers space where it matters most.”



### SERVICES CONNECTED

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

### COUNCIL TAX

Band F.

### ENERGY EFFICIENCY RATING

D. Ref:- 2117-8281-1131-2192-2151

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: ///organic.butterfly.staring

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**

Sowerbys Estate Agents Limited is a company registered  
in England and Wales, company no: 05668606.  
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

