



INTRODUCING

2 Park Farm Cottages

Bylaugh, Norfolk

SOWERBYS



THE STORY OF

2 Park Farm Cottages

Bylaugh, Norfolk
NR20 4QE

Offered Chain Free

Far Reaching Field
Views to Rear

Potential to Extend (STPP)

Blank Canvass

Two Reception Rooms

Easy Access to Market Towns
of Dereham and Fakenham

Off Road Parking

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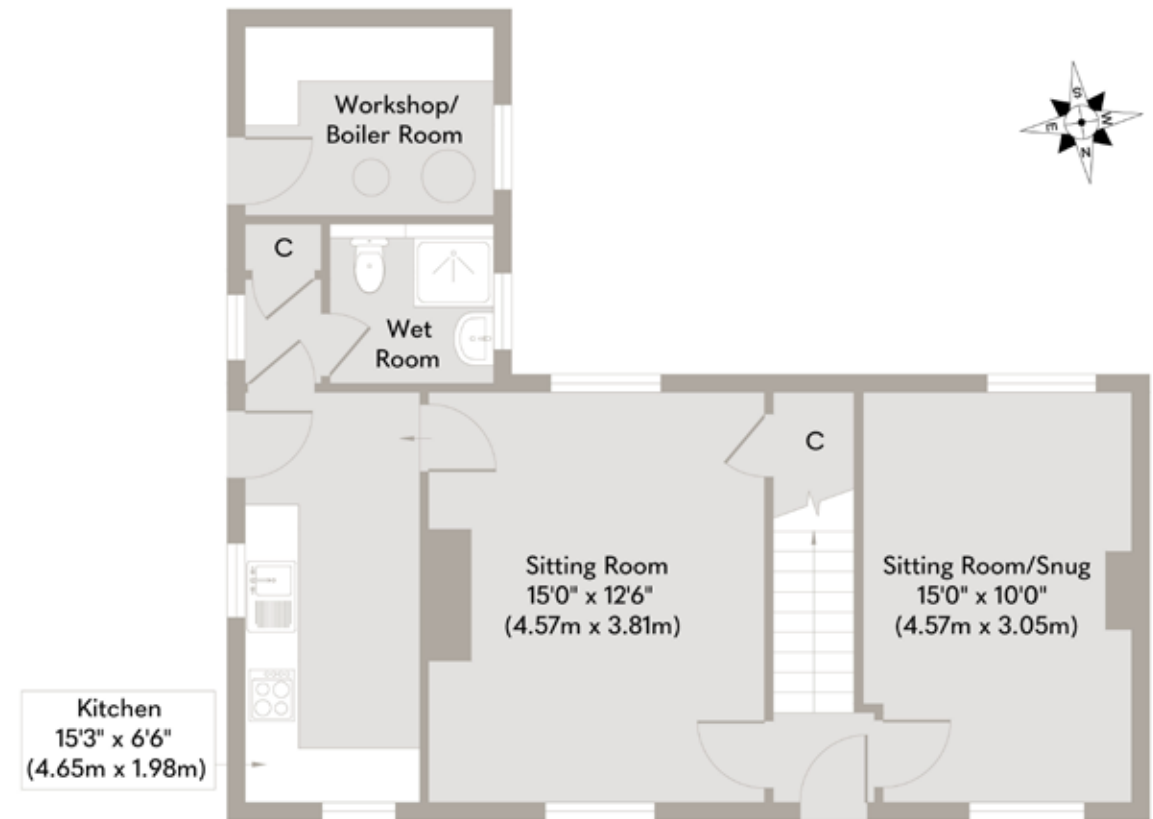
Set within the quiet hamlet of Bylaugh, Park Farm Cottages offers a chain-free opportunity with open countryside views to the rear and genuine scope to adapt and extend, subject to the necessary permissions. The position combines peaceful rural surroundings with practical access to nearby market towns, ideal for those seeking balance rather than isolation.

Set back from the road with off-road parking, the property enjoys far-reaching field views behind, creating a strong sense of space and connection to the surrounding landscape. This outlook is a defining feature and an appealing backdrop for everyday living.

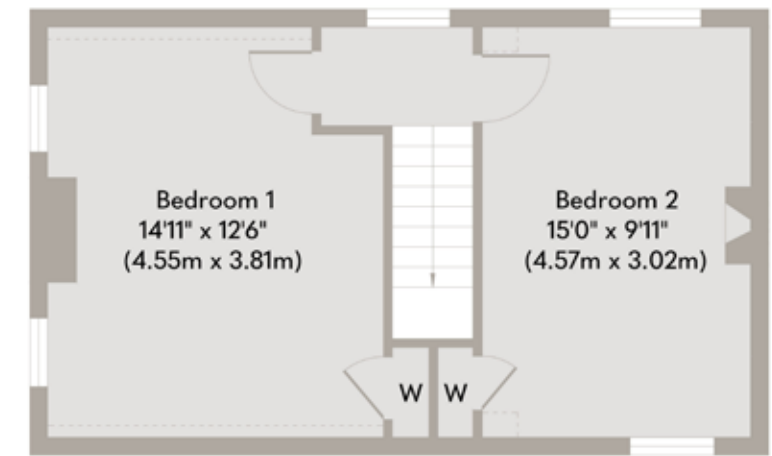
Inside, the flexible layout includes two ground-floor reception rooms, suitable for living, dining, home working or informal family use. The overall footprint presents a blank canvas, offering clear potential to modernise, reconfigure or extend in line with individual requirements, subject to planning consent.

Upstairs, there are two bedrooms with practical storage, well suited to individuals, couples or small families. Offered to the market chain free, Park Farm Cottages represents a practical and promising opportunity in a well-regarded rural setting.





Ground Floor
Approximate Floor Area
629 sq. ft
(58.42 sq. m)



First Floor
Approximate Floor Area
399 sq. ft
(37.07 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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Bylaugh

A SMALL VILLAGE OFFERING A
SERENE ESCAPE

Bylaugh, a picturesque village nestled in the heart of Norfolk, is a charming and tranquil locale that captures the essence of rural England. Known for its scenic landscapes and rich history, Bylaugh is a hidden gem that offers a serene escape from the hustle and bustle of urban life.

One of the most notable landmarks in Bylaugh is Bylaugh Hall, an impressive 19th-century mansion set amidst sprawling parkland. The hall and its grounds are steeped in history, providing a glimpse into the opulent lifestyles of the past. The surrounding estate features beautifully landscaped gardens, ancient woodlands, and idyllic walking paths, making it a haven for nature lovers and history enthusiasts alike.

The village itself is characterized by its traditional English cottages, charming lanes, and a strong sense of community. Residents and visitors alike can enjoy the local pub, which serves as a social hub and offers a warm and welcoming atmosphere. The nearby River Wensum adds to the area's natural beauty, offering opportunities for fishing, boating, and peaceful riverside walks.

Bylaugh's location in mid-Norfolk places it within easy reach of larger towns such as Dereham and Norwich, providing access to a wider range of amenities, shopping, and cultural attractions. Despite its proximity to these urban centers, Bylaugh maintains a distinctly rural character, with rolling fields, hedgerows, and abundant wildlife.

Living in Bylaugh offers a blend of tranquility and community spirit, making it an ideal location for those seeking a slower pace of



Note from Sowerbys



“Rural
surroundings
balanced with easy
access to nearby
market towns.”



SERVICES CONNECTED

Mains electricity. Water via borehole and drainage via septic tank. Oil fired central heating.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

E. Ref:- 9735-3424-4400-0563-9292

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: ///piled.flicks.reflect

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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