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Willow Bank Farm
Guestwick Road
Foulsham



A FANTASTIC SINGLE STOREY PROPERTY WITH 5 ACRES (STMS), STABLING, GARAGING, BARN AND TWO LODGES

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Willow Bank Farm, Guestwick Road, Foulsham, NR20 5RS

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ENTRANCE HALL

With double glazed entrance door, this hall has doors to the Sitting Room and two bedrooms and leads to the utility room.

SHOWER ROOM

A wet room style shower room, fitted with rainwater overhead and handheld showers, wc and wash hand basin, tiling to floor and walls, chrome tower rail/radiator.

SITTING ROOM

This spacious, triple aspect room has an attractive wooden floor, and a brick lined fireplace housing a woodburning stove on a raised pamment hearth. Should it be required this room could readily double as an additional bedroom.

BEDROOM THREE

Having a window overlooking the garden and fitted storage.

BEDROOM TWO

Understood to previously been two bedrooms this room has two windows overlooking the garden.

CLOAKROOM

With wc and hand wash basin.

UTILITY ROOM

A useful utility space with fitted with a work surface with inset sink unit with 'rinsers' tap. Below the work surface, concealed by doors, there is a washing machine and drier. Further fitted storage to one wall, tiled floor. A door opens to the principal bedroom, and double doors open to the sun porch.







BEDROOM ONE

A lovely double bedroom with window overlooking the land.

EN-SUITE

A wet room style en-suite fitted with rainwater and handheld showers, contemporary freestanding bath with chrome mixer tap



and shower attachment, wc and vanity hand wash basin with storage under. Tiling to floor and walls.

SUN PORCH

With glass to roof, doors to the kitchen and garden opening onto a terrace.

KITCHEN/DINING AREA

This large kitchen area is fitted with an excellent range of base storage units to two walls with wooden worksurfaces over, and matching wall mounted storage cabinets. Inset sink unite with mixer tap, space and plumbing for a dishwasher, and space for a range style cooker with hood over. This room is partially divided from the



family room by an impressive central exposed brick fireplace which houses a wood burning stove on raised hearth, Attractive tiled floor, window and double doors open to the garden room.

GARDEN ROOM

This generous garden room has a partially glazed roof, and windows to three aspects, offering views over the land, as well as glazed double doors leading out. Tiled floor.

FAMILY ROOM

Another generous room, accessed either side of the central fireplace from the kitchen, windows to two aspects have views of the garden, and glazed double doors open out onto a terrace. Wooden flooring.

EXTERNAL

The property is approached over a long drive to an extensive gravelled parking area. Adjoining this area are two stable blocks, the two lodges, with gardens, and barn, a further driveway leads off this area to the detached double garage alongside the property itself. The larger stable block provides covered parking three boxes and a storeroom, while the second block has four stables. The barn extends to in excess of 2100 sq. ft with tall roller door and personal door.

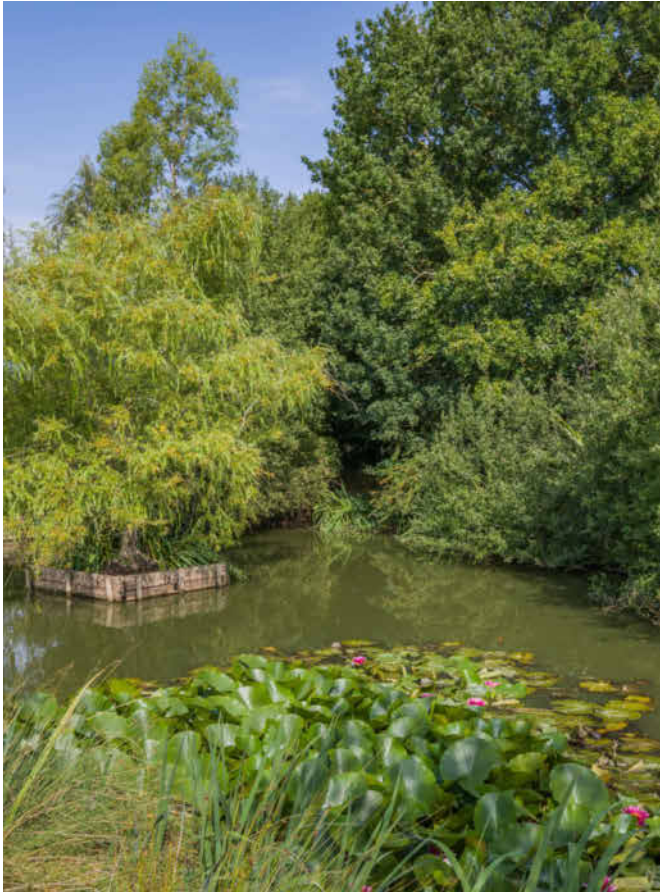
LODGE ONE

This beautifully presented lodge has a lovely living area with double doors to the front, which incorporates a fitted kitchen with fitted base and wall units, inset sink, fitted dishwasher, electric oven and gas (LPG) hob. A utility area with space for a washing machine also includes a pantry. There are three bedrooms, with the principal bedroom having an en-suite shower room, and a further shower room.

LODGE TWO

Offering a further two bedrooms, shower room, living area and fitted kitchen with electric oven and hob.





GARDEN

The gardens around the main property include areas of lawn, vegetable garden shrub borders and beds. A partially covered block paved terrace is accessed from the sun porch and family room and provides a lovely entertaining and al fresco dining area. A further paved terrace with a pergola adjoins the garden room and offer views over the land.



LAND

The land lies to the west of the property and is laid to grass and includes a large pond and numerous mature trees.

In total the land and gardens extend to around 5 acres (STMS).



Willow Bank Farm, Guestwick Road, Foulsham, Dereham, Norfolk



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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OFFERS IN EXCESS OF £1,000,000

Standing outside the village of Foulsham this single storey home offers extensive accommodation set in around 5 acres (STMS). The property offers three/four bedrooms as well as a superb open plan kitchen/dining/family room and a garden room with views over the land. The land is currently laid to grass but would lend itself to paddocking. Externally there is an extensive parking area, garaging and stabling, along with a detached barn of around 2100 sq. ft. Additionally there are two detached lodges offering two and three bedrooms respectively. The property further benefits from pv panels.

The property is approached from the Guestwick Road over a long driveway and offers a good degree of privacy.

The village of Foulsham has a local village store, public house and primary school. The village is well situated for access to the well known town of Reepham as well as the north Norfolk coast.

EPC Rating: D
Council Tax Band: E
Tenure: Freehold

Viewing by appointment with our
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