



Old Farm
Merton Road | Merton, Thetford | Norfolk | IP25 6QX

THATCHED FARMHOUSE



This charming 17th-century thatched farmhouse – on the market for the first time in almost fifty years – now awaits new owners. A word of warning though – one glimpse of this idyllic ancient home, set in its own beautiful garden and with lovely countryside surrounding, may be all that's needed to realise that you too may never want to leave.



KEY FEATURES

- Detached Grade II Listed Period House
- First Time Being Sold In Almost 50 Years
- Well Looked After And Extended
- Delightful Rural Location
- Farmland To The Rear
- Four Comfortable Bedrooms
- Family Bathroom and Ensuite
- Aga Kitchen Breakfast Room and Utility Room
- Fine Sitting Room
- Charming Grounds

Set back from the nearest road, the property is approached up a gravel drive, and a more peaceful setting is hard to imagine. Historic England tells us that this farmhouse, once part of Lord Walsingham's estate, was constructed in the mid-17th century. Consisting at this time of two large rooms either side of a central chimney stack with bedrooms above, it was enlarged by the current owners in the late 1970s. So sensitively was this substantial extension conceived that it is almost undetectable both inside and out. It is believed that where the new extension and garages are now, there used to be servants quarters and a dairy.

Step Inside

Its picture-book thatched porch brings you into a small vestibule. To your left is the sitting room, a space of over 350 square feet which, thanks to windows either side and the doors to the patio, enjoys light all day long. Overhead a single structural beam spans the ceiling of this voluminous space but otherwise beams are hidden. A brick inglenook is almost as wide as the room itself with an unusually long lintel over the hearth. The interesting notches along its length indicate an even earlier use as a former floor joist meaning this timber may well be even older than the house itself! An easy-to-use oil-fired stove – wood-burning is not recommended under thatch – will provide a clean and cosy focus in colder months. At the other end of the room, a glass door admits day-long light from the south and leads into another 20th-century addition, the conservatory. Of timber construction and with a light-diffusing roof, this warm south-facing room will allow you to enjoy the garden even when the weather isn't playing ball.





KEY FEATURES

The Heart of the Home

The vast kitchen on the other side of the main chimney stack is of the proper farmhouse variety. The largest room in the house, with windows either side, it easily accommodates a large dining table while still having room for three workstations. The large dresser in the kitchen was purpose built for this space and is included in the sale. Cream coloured units support practical black granite counters and house built-in appliances. The wide fireplace has been thoughtfully planned and repurposed and now contains an oil-fired Aga in cheerful racing green enamel. Deep cupboards surround the stove, providing handy arms-reach storage for the cook while to the right of the hearth is a sizable and conveniently placed pantry. In a clever bit of kitchen design, a worktop to the left of the Aga flips up to reveal a calor-gas hob which is used if the Aga is turned off in very hot weather. The working side of the kitchen has polished cork flooring, a material known for its warmth and sound-reducing properties as well as its beauty. The dining side of the room, meanwhile, is demarcated by carpet. Immediately adjacent is a utility which includes an electric eye-level oven, again for use when the Aga is turned off but no doubt a very useful overflow at times like Christmas when all ovens are busy! A separate dining room for more formal occasions is directly adjacent. There is also a downstairs WC.

Exploring Upstairs

Stairs lead to a long landing running along the eaves. Up here are two very attractive windows, one with leaded lights, the other an original seventeenth century timber mullioned window which still retains grooves for sliding shutters – a wonderful fragment of history. Four double bedrooms sit partly in the roof space with semi-vaulted ceilings and low windows just under the thatch. An interesting display of exposed timbers remind you of the age of this historic building. The master bedroom is of a considerable size and benefits from built-in cupboards and an en-suite shower room. At the other end of the landing a large family bathroom services the other bedrooms.

Step Outside

The charm of these gardens cannot be overstated – immaculately kept, they are inordinately pretty. A stone terrace outside the conservatory faces south and extends alongside a large croquet lawn dotted with mature trees. The distant view extends over the boundary hedge to the fields beyond.





























INFORMATION



On the other side of the house is a sheltered kitchen garden with a pump for watering. There's plenty to keep the keen gardener amused in this heavenly spot, but if you don't want to do spend much time gardening, then simply mowing and annual hedge trimming will suffice. The attached double garage has two automatic openers, a workbench and overhead storage.

On The Doorstep

The big draw of Merton has to be the tranquillity. A tiny settlement of just over 100 residents – and a church on the Walsingham estate – it really feels away-from-it-all. It is, nonetheless, just a fraction over a mile to the market town of Watton with its independent shops, cafes, restaurants and pubs.

How Far Is It To

The nearby A11 will get you to the cathedral city of Norwich in just 40 minutes or Thetford in 25 minutes. Beautiful Bury St Edmunds is under three quarters of an hour away and Cambridge just one hour.

Agents Note

The Reed thatch was redone in 2004/05, the ridge renewed and the whole thatch dressed and rewired in in 2024.

The house was renovated and extended in the early 1970's and listed after the renovations and extension were completed.

Directions - What Three Words Location

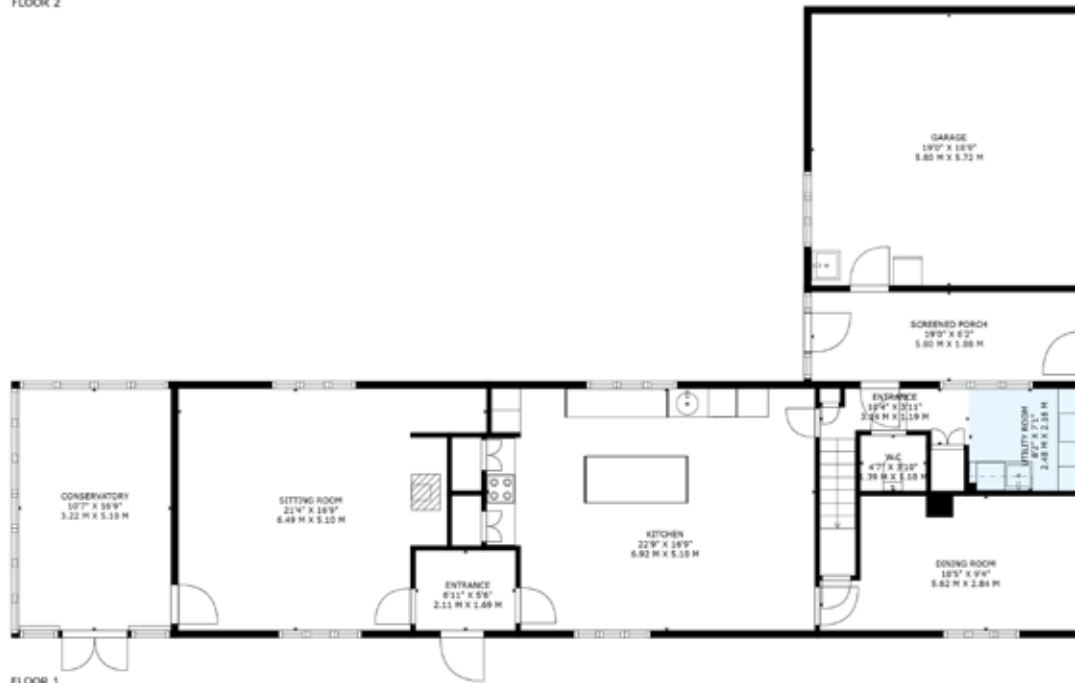
Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [ranted.landowner.pace](https://www.ranted.landowner.pace)

Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Electricity, Bottled Gas for hob, Private Drainage via Septic Tank
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.ofcom.org.uk - to check Mobile/Broadband Availability
Breckland District Council - Tax Band E



FLOOR 2



FLOOR 1

TOTAL: 2278 sq. ft, 212 m²
FLOOR 1: 1228 sq. ft, 114 m², FLOOR 2: 1050 sq. ft, 98 m²
EXCLUDED AREAS: SCREENED PORCH: 118 sq. ft, 11 m², GARAGE: 358 sq. ft, 33 m²

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcgp.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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