THE STORY OF

Coll's Farm

Silfield, Norfolk

SOWERBYS

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Coll's Farm

Silfield, Norfolk
NR18 9NW

Grade II Listed Farmhouse
Brimming with Character

Beautifully Balanced Period and Modern Living

Six Versatile Bedrooms, Potentially Seven

Wonderful Open-Plan Kitchen and Dining Space

South-Facing Sitting Room with Open Fireplace

Spacious Games Room Opening onto Patios

Generous Mature Gardens of
Approximately 0.75 Acres (STMS)

Extensive Outbuildings, Garages and Storage

Flexible Family Accommodation
Across Three Floors

Popular and Desirable Location

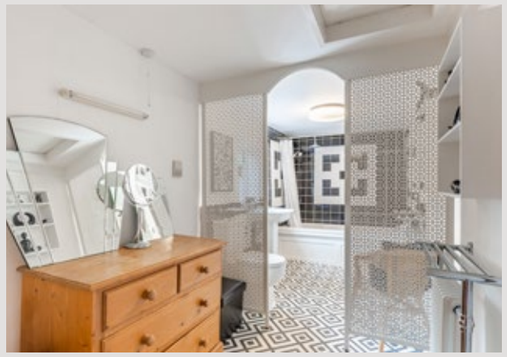
SOWERBYS NORWICH OFFICE
01603 761441
norwich@sowerbys.com

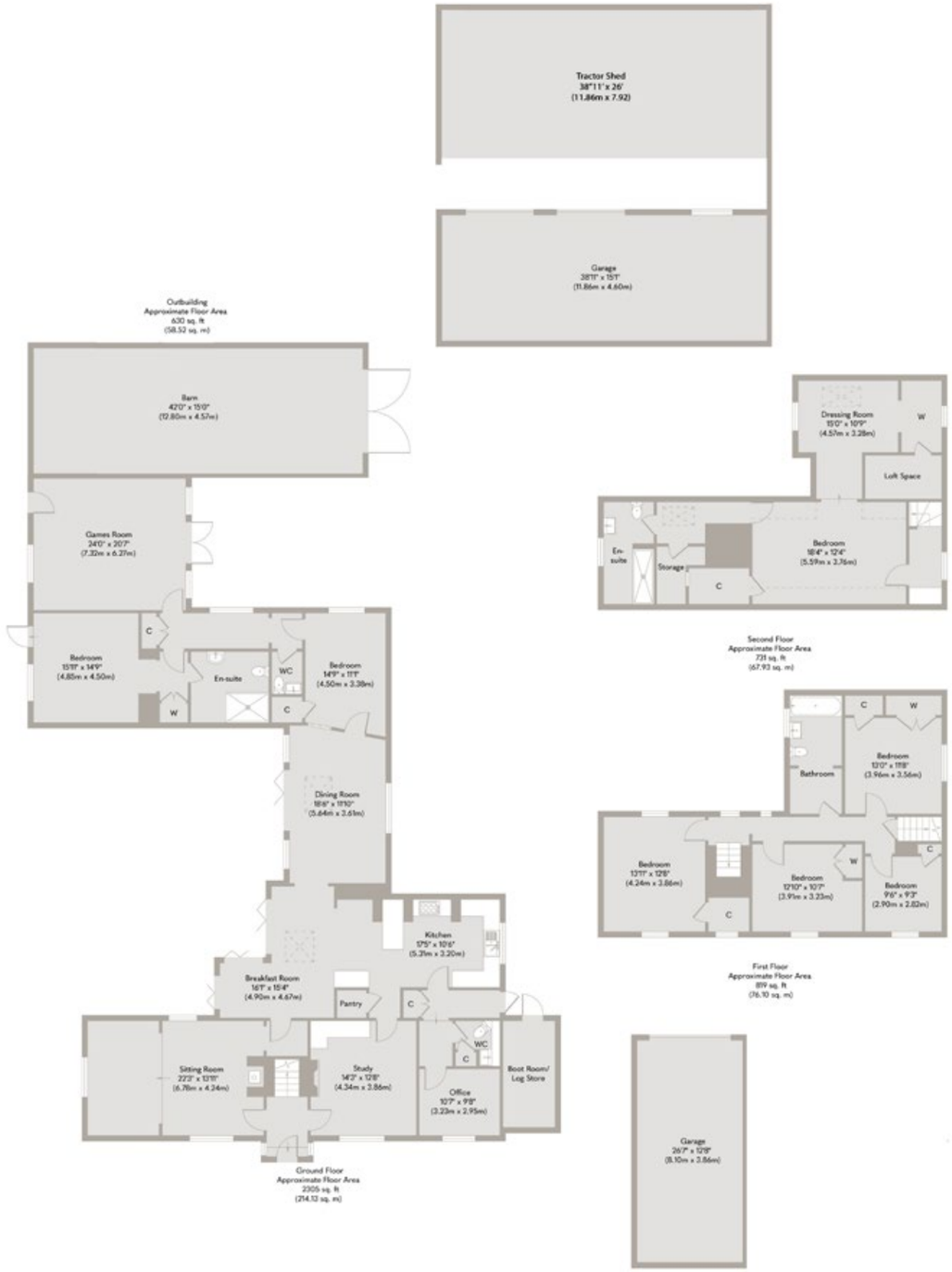
Steeped in history yet wonderfully suited to modern family life, Coll's Farmhouse is an impressive Grade II listed farmhouse, believed to date from the early 18th century, with later additions reflecting its evolution through the 19th and 20th centuries. Today, original features including exposed timber beams and open fireplaces sit comfortably alongside thoughtfully updated accommodation, creating a home that feels both characterful and practical.

At the heart of the house is the generous open-plan kitchen, breakfast and dining space, where garden views and bi-fold doors create a natural connection with the outdoors. The adjoining sitting room is a wonderfully peaceful south-facing retreat, again enjoying views across the gardens and centred around its own fireplace. A study, office and cloakroom complete the principal ground floor accommodation.

The sleeping accommodation is equally versatile. Four bedrooms occupy the first floor alongside a large family bathroom, with scope, subject to the necessary consents, to reconfigure the layout and create an en-suite. A secondary staircase leads to the upper floor, where a particularly spacious bedroom benefits from an en-suite and walk-in dressing area.

More recently, the stable block has been thoughtfully converted into an annexe and connected to the house via modern extension, creating a particularly flexible family arrangement. A spacious bedroom with en-suite has been incorporated, along with a playroom/nursery and a large games room that opens directly onto the patio – an ideal setting for children, entertaining and relaxed summer evenings.





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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Outside, the grounds extend to approximately 0.75 acres, offering a lovely balance of useful space and enjoyment. Mature trees, established gardens and generous areas of lawn provide plenty of room for children to play, outdoor dining and quieter moments away from the bustle of family life. A gated gravel driveway provides ample parking and access to the substantial outbuildings, including garages, storage and a large barn, while a further access point from Old Silfield Road adds practicality.

It is this combination of period character, generous proportions, superb flexibility and exceptionally useful outbuildings, together with a garden designed for both everyday life and making memories, that makes Coll's Farmhouse such a special family home.

Silfield

WHERE MODERN COUNTRY LIFE COMES NATURALLY

A small Norfolk hamlet, Silfield is approximately 1.5 miles from bustling Wymondham. Set amidst the gentle rolling countryside of South Norfolk, Wymondham is a picturesque and historic market town with a strong sense of community and a reputation as one of the county's most desirable places to live. At its heart lies the magnificent Wymondham Abbey, an iconic 12th century landmark with beautiful surroundings and a rich ecclesiastical history that gives the town much of its charm.

Wymondham's vibrant town centre is home to an array of independent boutiques, traditional pubs, and cafés, with the popular Kett's Books and The Lemon Tree Café offering local flavour and friendly service. The town hosts a bustling weekly market and enjoys regular events including the Wymondham Music Festival and various heritage days celebrating the area's fascinating past.

For families and outdoor enthusiasts, there are lovely green spaces and walks along the Tiffey Valley, while nearby attractions include the Mid-Norfolk Railway, offering heritage steam train journeys through the countryside to Dereham, and Wymondham Heritage Museum, located in the town's historic Bridewell building.

Commuters are well served by Wymondham railway station, with direct connections to Norwich, Cambridge, and London. The A11 is also easily accessible, making road travel across the region convenient.

With highly regarded schools such as Wymondham College and Wymondham High Academy, along with the proximity to the cultural and retail offerings of Norwich – just 9 miles away – Wymondham offers the perfect blend of rural tranquillity and modern living.

Note from the Vendor

"A truly special place to call home and raise our family."

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

COUNCIL TAX
Band F.

ENERGY EFFICIENCY RATING
An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE
Freehold.

LOCATION
What3words: ///abode.stun.awaited

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SOWERBYS

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Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

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