



Half Field Lane, Deopham - NR18 9DJ

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HYBRID ESTATE AGENTS



Half Field Lane

Deopham, Wymondham

Sit within an enviable 0.9 ACRE PLOT (stms), this REGISTERED SMALLHOLDING offers a rare blend of rural tranquillity and modern comfort, presenting a CONSIDERABLY EXTENDED DETACHED BUNGALOW of over 1370 SQ. FT (stms). Step inside to discover a welcoming ENTRANCE HALLWAY leading to a spectacular 27' OPEN SITTING & DINING ROOM, boasting a UNIQUE CEILING DESIGN and a seamless flow into the CONTEMPORARY KITCHEN, perfect for entertaining or family gatherings. The property offers THREE DOUBLE BEDROOMS, including a MAIN BEDROOM with direct access to a VERSATILE GARDEN ROOM EXTENSION (ideal as a home office, studio, or relaxation space). Enjoy the convenience of a MODERN FAMILY BATHROOM SUITE and TWO EN-SUITE SHOWER ROOMS, ensuring privacy and comfort for all. Fully owned SOLAR PANELS add impressive energy efficiency, while the LARGE DETACHED GARAGE (with power), SEPARATE LODGE, and ADDITIONAL TIMBER OUTBUILDINGS offer exceptional versatility for storage, hobbies, or home business use. A spacious, sweeping DRIVEWAY provides ample parking for multiple vehicles, and the property's practical features are further enhanced by STABLES and a TACK ROOM (with plumbing), catering perfectly to equestrian or further smallholding pursuits.



Step outside and immerse yourself in THE GREAT OUTDOORS, where expansive gardens unfold into a WILD MEADOW, FRUIT BEARING ORCHARD, and productive POLY TUNNEL, alongside thriving VEG/FRUIT GARDENS and a picturesque WILDLIFE POND.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Registered Smallholding Sitting On A 0.9 Acre Plot (stms)
- Considerably Extended Detached Bungalow Reaching Over 1370 Sq. Ft (stms) With Solar Panels & Driveway Suitable For Parking Multiple Vehicles
- 27' Open Sitting & Dining Room With A Unique Ceiling Design Flowing Freely Into The Modern Kitchen
- Three Double Bedrooms Plus A Versatile Garden Room Extension Off The Main Bedroom
- Family Bathroom Suite & Two En-Suite Shower Rooms
- Expansive Gardens Featuring A Wild Meadow, Fruit Bearing Orchard, Poly Tunnel, Veg/Fruit Gardens & Wildlife Pond
- Large Detached Garage With Power & Separate Lodge Plus Additional Timber Outbuildings
- Within The Wymondham College And Morley Primary Catchment Area.



The property is located in the rural village of Deopham, on the fringes of the market town of Wymondham, and within close proximity to a very good range of everyday amenities including shops, leisure centre and doctors surgery. Situated south west of Norwich, fantastic access leads to the A11. Just over 10 minutes away, Wymondham Town centre offers a train station with Norwich to Cambridge railway lines. Excellent schooling can be found at Wymondham College & Wymondham High School, both are highly thought of within the area.

SETTING THE SCENE

The property sits back from the street with a large shingle driveway suited for the parking of multiple vehicles, whilst a lawn space to the right hand side and large hedge borders create a private feel to the front of the home. To the left hand side further shingle bedding can be found leading towards a swinging gate which grants access into the rear garden for larger vehicles and maintenance needs.

THE GRAND TOUR

An extended porch entrance creates the ideal space to slip off coats and shoes before heading into the remainder of the home where the central hallway is widened making this home ideal for those with accessibility needs. Step into the stunning 27' open plan sitting and dining room where the flooring opens up at the front of the home to leave more than enough space for a formal dining table with sitting room space in front of a set of sliding glass doors to the rear. A unique ceiling design allows natural light to penetrate every corner of the room with functional storage space also included. Due to a slight remodel by the current owners, the kitchen now flows seamlessly from this living space where a multitude of wall and base mounted storage units are accompanied by integrated appliances to include dual eye level ovens hob with extraction above with space and plumbing remaining for further white goods and appliances. Sat through a set of uPVC double glazed French doors is a handy utility room more than large enough to hold further white goods with this becoming the perfect space to slip off wet or muddy clothes and boots after working within the extensive gardens.

In total three bedrooms are offered within the home, each of which being more than large enough to host a double bed with the first two bedrooms situated at the very front of the home with the larger of the two benefiting from the use of an ensuite shower room. Sat between each of the bedrooms is a three piece family bathroom suite with a fully tiled surrounding, heated towel rail and frosted glass window to the front. At the rear of the property, the larger of the bedrooms presents itself with part vaulted ceilings and solid wooden beams whilst the laminated wooden effect flooring gives way to the tile flooring of an ensuite shower room complete with corner shower units and wall mounted radiator.

At the rear of the home, a versatile garden room extension offers insulated roofing and double glazed windows and doors with the ability for this to become a relaxation space, further entertainment or reception area with further potential to be closed off or left open depending on preferred usages.

FIND US

Postcode : NR18 9DJ

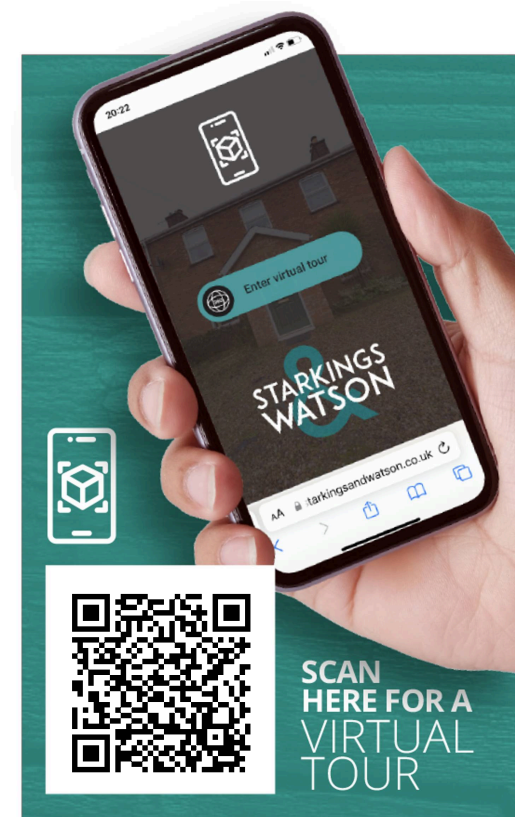
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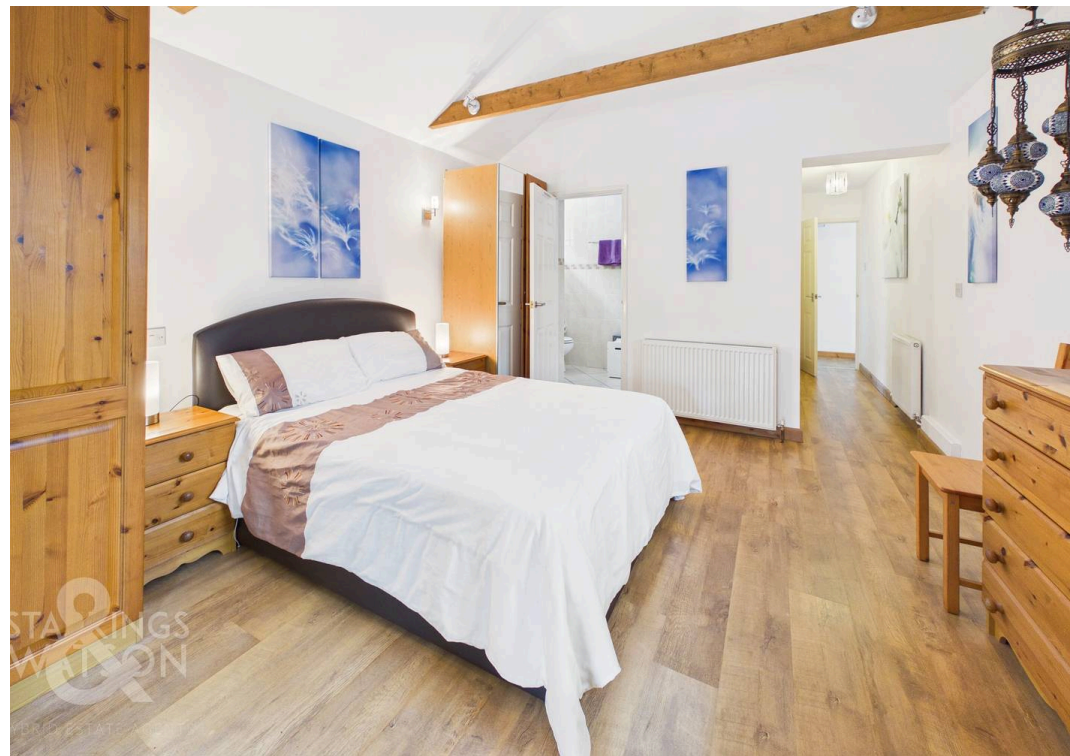
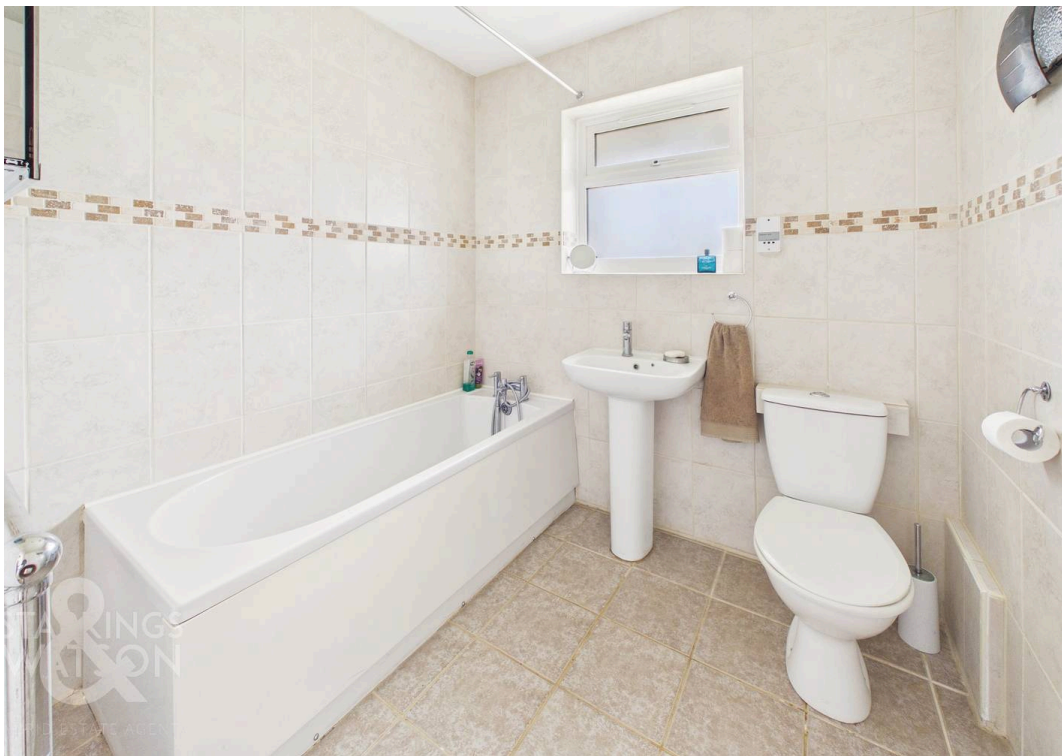
VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

There are 16 Solar Panels, providing a potential for 4KW.



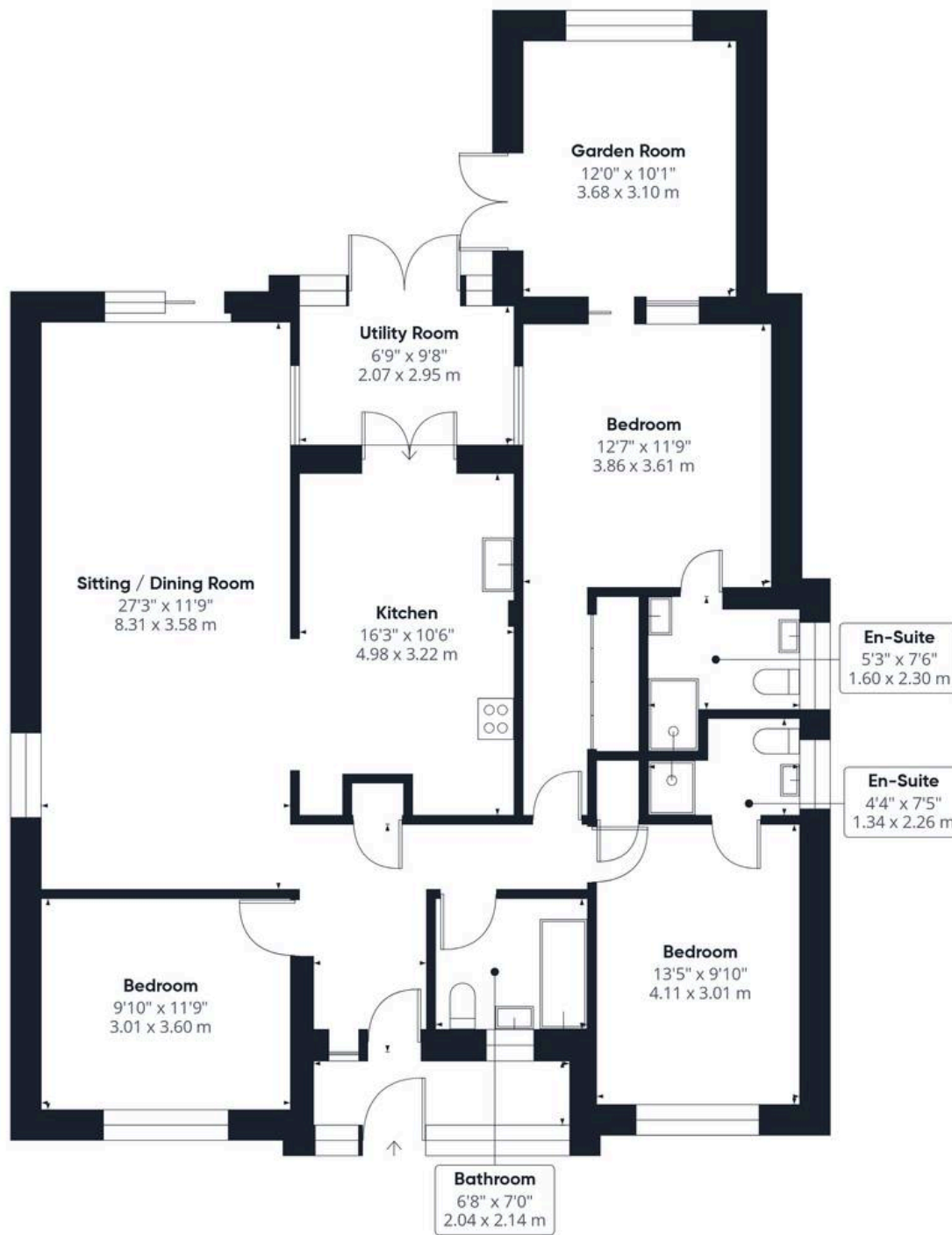




THE GREAT OUTDOORS

Externally the property bursts into life offering a wealth of potential options and functionality. An extended timber pergola is adorned by fruit bearing grapevines with open lawn space sprawling up from here. The garden is awash with mature trees, planted shrubbery and flowering beds, creating a vibrant and relaxing atmosphere throughout. Within the garden, a large detached garage features its own power supply with fully owned solar panels being found within this space also. The garden features timber storage sheds with a stable currently functioning as an additional storage space, however, with plumbing and perfectly suited for those seeking a more equestrian based feel to the home. Within the gardens, there are multiple wild herb and vegetable gardens, polytunnel with grape vines, and an orchard featuring a multitude of fruit bearing trees, a wild meadow, wildlife pond with fruit cages and open spaces all to be enjoyed all year round. Within the garden, a timber lodge creates the ideal external entertainment space with its own power supply, this room can be used for a multitude of functions as well.





Approximate total area⁽¹⁾

1371 ft²
127.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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