



THE STORY OF

Shrub House

Shipdham, Norfolk

SOWERBYS



THE STORY OF

Shrub House

Church Close, Shipdham, Norfolk
IP25 7 LX

Views of the Historic Shipdham Church

Approx. 1/4 Acre (STMS) Private Plot

Self Contained Annexe

Single Garage, Workshop and Off Road Parking

Blessed with Period Features Throughout

South Facing Rear Garden

Range of Outbuildings

Multiple Reception Spaces

Easy Access to Local Amenities and School

SOWERBYS DEREHAM OFFICE

01362 693591

dereham@sowerbys.com





Shrub House is an impressive Grade II listed detached period home on a private plot of approximately quarter of an acre (STMS) in the Norfolk village of Shipdham. Offering approximately 3,344 sq ft (STMS) including the annexe and garage, the property combines period character with substantial and flexible accommodation.

The main house provides five bedrooms, multiple well-proportioned reception and living spaces, and a particularly generous principal bedroom alongside four further bedrooms. The accommodation offers excellent flexibility for family life, entertaining, guests or dedicated home-working space, while retaining the proportions and period character expected of a Grade II listed home. Period features are evident throughout, complemented by a layout that offers scope to adapt to modern requirements, subject to the relevant listed building and planning considerations.

A key feature is the self-contained annexe, with its own living accommodation and kitchen facilities. This could suit dependent relatives, older children, guests, home working or business use, subject to the necessary consents.

Outside, the approximately quarter-acre plot provides privacy, off-road parking, a single garage, workshop and additional outbuildings offering storage, hobby or working space. The south-facing rear garden is ideal for outdoor dining, entertaining and family use, with attractive views towards the historic Shipdham church.

Shrub House combines the character and proportions of a substantial period country home with a village setting, offering a rare opportunity to enjoy a Grade II listed property.



The generous layout
has been ideal for
entertaining and
welcoming guests, while
the house has provided
a wonderful setting for
village life.





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.

Shipdham

NORFOLK'S LONGEST VILLAGE

Almost two miles in length, Shipdham is Norfolk's longest village nestled between the market towns of Watton and Dereham in the Breckland region and a designated Conservation Area.

Noted in the Domesday Book as a thriving, well-established settlement of 70 households, it was one of the largest of the time with a church and woodland. During World War II, the village became home to the USAAF 44th bomber group, which was based at its airfield, and the historic site is now home to Shipdham Aero Club and museum.

Today, Shipdham has a thriving community with a GP surgery, Post Office, nursery and primary school, shops and local pub making it a fantastic village for all ages. Along with a clutch of beautiful period properties, Shipdham has grown in recent years with the development of several quality new-build developments which have been sympathetically incorporated within their rural setting.

Less than 6 miles away is the classic country market town of Dereham, an architectural haven with plenty of Georgian gems set on generous plots, blended with more recent developments.

A twice weekly market appears on Tuesdays and Fridays, along with a strong cohort of independent and specialist shops and free parking, making the town a fabulous place for an afternoon spent browsing.

With good local schools, a leisure centre and golf course, Dereham and its surrounding villages, such as Shipdham, are fantastic locations to enjoy the best of Norfolk country living.



Note from the Vendor



“The stained glass window is believed to date from the 20th century, when the property was home to a pottery workshop.”



SERVICES CONNECTED

Mains connected electricity, water and drainage. Gas fired central heating.. Wood log burner.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

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

TENURE

Freehold.

LOCATION

What3words: ///ally.weary.dumpy

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

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

