



Buck Farm
Back Lane | Stanfield | Norfolk | NR20 4HZ

 FINE & COUNTRY

A RURAL HAVEN



Set centrally in around 2.5 acres (stms) and surrounded on all sides by open farmland, this charming mid-Norfolk farmhouse occupies a site with a history stretching back to the 17th century. Acquired by its current owners in 2019 and subjected to an extensive renovation, it includes a self-contained annexe – alongside a striking glazed oak-frame entrance, rooms of real character with original beams and salvaged materials. Outside, it offers outbuildings that include stabling, a two bay cart lodge with garage and a covered outdoor sitting area.



KEY FEATURES

- A Detached Farmhouse with Self-Contained Two-Bedroom Annexe
- Three Double Bedrooms to the Main House; Principal with En-Suite
- Sitting Room & Dining Room, with Restored Fireplaces & Log-Burners
- Bespoke Shaker Style Kitchen/Breakfast Room
- Family Bathroom with Freestanding Roll-Top Bath
- Self-Contained Annexe with Two Bedrooms
- Two-Bay Cart Lodge with Garage, Stable Block & Covered Sitting Area
- Gated Gravelled Driveway; Paddocks & Gardens of 2.5 acres (stms)
- Total Accommodation extends to 4,014 sq.ft
- Energy Rating: C for Main House and D for Annexe

An exceptional opportunity to acquire a fully modernised farmhouse with an annexe in a tranquil mid-Norfolk setting, offering the rare combination of contemporary comfort, genuine period character and extensive outbuildings within easy reach of both Fakenham and Dereham. Few opportunities of this scale and quality present themselves in this part of Norfolk.

Unique Setting

“We had specific requirements for a location in mid-Norfolk and needed a property with an existing annexe – or the potential to build one – to accommodate a relative,” the owners said when asked what first drew them to the property. “It was the overall setting of the property, being central to the site and surrounded by farmland, that provided a wonderfully peaceful location.” Buck Farm is believed to have its origins in the seventeenth century. Tithe maps for Stanfield from the eighteenth and nineteenth centuries show the buildings at Buck Farm, placing the property firmly within the long agricultural history of this quiet corner of mid-Norfolk. The current owners moved in during August 2019.

The Grand Tour

One cannot fail to be impressed on arriving at Buck Farm; a gated gravelled drive sweeps to the front of the house where the eye is caught by the glazed oak-frame entrance – one of the most striking elements of the renovation. A two-storey extension to the side of the original structure incorporates this new porch with its standing seam metal roof and oak-clad walls, opening inside into a galleried landing above. The ground floor was comprehensively reconfigured during the renovation. The entire floor was excavated to allow for insulation and finished with large porcelain tiles throughout, and the upper flooring was replaced to address rotten beams and floorboards while simultaneously raising the ceiling height below. The result is a ground floor that feels entirely contemporary in its comfort, without losing any of the farmhouse character the owners were so careful to preserve. With proportions that suit quiet evenings and larger gatherings alike, at the heart of the sitting room is a log-burning stove set into a restored fireplace. Beyond it, the dining room – with its own restored fireplace and original ceiling beams – has a warmth and intimacy the owners count among their favourite spaces in the house.





KEY FEATURES

The kitchen and breakfast room, added in the two-storey front extension, is generous in scale: fitted in a soft sage shaker style with oak worktops, a Belfast sink and under-cabinet lighting. A utility room and entrance hall complete the ground floor. To the first floor, reached via the galleried landing that brings natural light deep into the heart of the house, are three double bedrooms. The principal bedroom has an en suite shower room. The family bathroom is an impressive room in its own right: salvaged floorboards, a sweep of exposed brickwork, original beams, a freestanding roll-top bath on claw feet and a glazed walk-in shower combine to produce a space with considerable personality. The owners describe it with evident affection as a space that makes them smile. The annexe, reached from the main house yet entirely self-contained, provides a sitting room, kitchen, two bedrooms and a bathroom, together with its own decking area. It was already in place when the owners purchased the property and has since had windows and doors replaced to match the main house.

Improvements & Refinements

To say that the work the owners have carried out at Buck Farm since moving in during 2019 has been extensive would be an understatement. It has touched virtually every element of the structure. The roof was replaced, creating voided ceilings to the upper floor, with the original pantiles reinstated. Exterior render was removed, the brickwork repaired and a specialist lime plaster surface applied. All windows and doors were replaced with wood frames and double glazing, and significant insulation was incorporated into the roof and existing exterior walls. The heating system centres on an air source heat pump delivering zoned underfloor heating to the ground floor and radiators to the first floor, with log-burning stoves in both the sitting room and dining room. The EPC rating has been lifted from F (31) to C (76) – a considerable achievement for a farmhouse of this age and construction. Outside, a new two-bay cart lodge with garage was erected and the existing barns and stable block were refurbished. The front and rear paddocks, overgrown when the property was purchased, were cleared, partially re-fenced and cultivated to open grass. The track from the road was replaced with a gated and gravelled driveway.

The Outside

The property sits in around 2.5 acres, the majority given over to grass paddocks to the front and side. To the rear is a large drainage pond that holds water for most of the year and serves as a focal point for the remarkable variety of wildlife that visits. The remainder of the garden is informal in character, mainly grass with ornamental trees and shrubs, bounded by hawthorn hedging and mature trees. And one is spoilt for outbuildings: a two bay cart lodge with garage, a stable block with tack room between two stables, whilst there is a party room, a store or covered sitting area and garage within the original barn. The cart lodge provides covered parking, and the gated gravelled driveway accommodates multiple vehicles. Wildlife at Buck Farm is plentiful and varied. Buzzards, kestrels, red kites, barn owls, little owls, skylarks, swallows, woodpeckers, jays and a fine cast of smaller garden birds are all regular visitors. Roe and muntjac deer, hares, foxes and stoats are seen in the paddocks, and the pond supports resident moorhens alongside visiting ducks. Bats hunt over the water on summer evenings.





































INFORMATION



On The Doorstep

The village is home to The Old Dairy, a much-loved café and artisan food producer set atop Stanfield Hill with views across open fields to Brisley church. It is also the home of Essence Botanical Conserves and Monty's Mustard and Chutneys, all produced on site, and has built a warm local reputation for breakfasts, lunches, pastries and cakes. Brisley, a 5 minute drive away, is home to The Brisley Bell, a 17th-century coaching inn restored in 2017. It has been named Great British Pub of the Year and listed among the best 50 pubs in the country by the Good Food Guide, and its head chef was shortlisted for the 2026 Craft Guild of Chefs Awards. The Bell has a 2 acre garden and hosts music events through the summer. For those with an interest in fishing, East Bilney Lakes and Billingford Lakes are both within easy reach. Dog owners and walkers are well served by the many paths and routes across the surrounding countryside. A short drive away, Fakenham offers everyday shopping, the famous racecourse, Pensthorpe Natural Park and the Thursford Collection. Dereham, a similar distance to the south-east, provides schools, supermarkets and Dereham Leisure Centre.

How Far Is It To?

Fakenham is approximately 7.5 miles to the north, with the A148 providing easy access westward towards King's Lynn and north-east towards the coast. Dereham is around 6.5 miles to the south-east. Norwich, with its mainline rail services to London Liverpool Street and an airport with connections through Amsterdam Schiphol, is approximately 22 miles to the east and around 40 minutes by car via the A1067. The north Norfolk coast - Wells-next-the-Sea, Holkham and Burnham Market among the most popular destinations - is around 26 minutes from the property. King's Lynn, with its own rail links to Cambridge and London, is approximately 23 miles to the west.

Directions

From Fakenham, take the B1146 southwards in the direction of East Dereham. Continue through Colkirk. On reaching the junction with the B1145 after 6.6 miles, turn right and drive for 0.5 miles and turn right onto Back Lane. At the church follow the road to the right to continue along Back Lane. Identified by the Fine & Country For Sale board, the property will be found on the right-hand side at the end of a private drive.

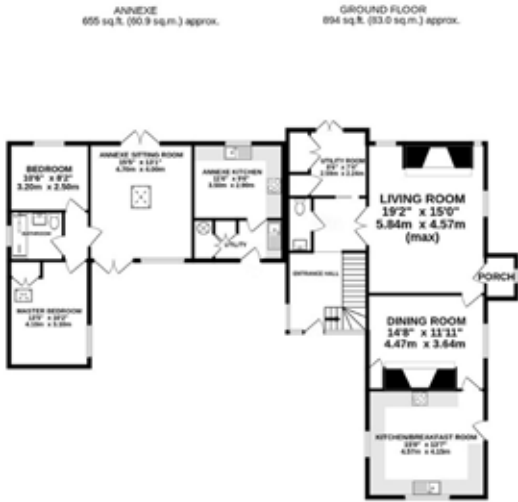
Services, District Council and Tenure

Main House - Air Source Central Heating, Mains Water, Private Drainage
The Annexe - Electric Boiler Heating
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
Breckland District Council - Council Tax Band: D for Main House and A for The Annexe
Freehold

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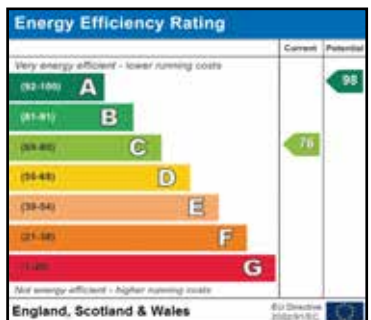
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TOTAL FLOOR AREA : 4014 sq.ft. (372.9 sq.m.) approx.

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