



THE STORY OF

Boundary House

Northall Green, Norfolk

SOWERBYS

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Boundary House

Northall Green, Dereham, Norfolk
NR19 2DQ

Detached Family Home in a Picturesque Location

Residing in a Rural Hamlet with Direct
Access to an Historic Market Town

Positioned Within a 0.33 Acre Plot, Backing
onto the Former Mid-Norfolk Railway

Accommodation Extending to Approximately 2,075 Sq. Ft.

Three Bedrooms with a Potential
Fourth Bedroom Downstairs

Up to Four Reception Rooms

Private, Established Grounds with
Well Maintained Boundaries

Potential to Extend (STPP)

No Onward Chain

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“Such a calm and spacious home, with so
much potential...”

Boundary House resides within the sought after rural hamlet of Northall Green, positioned on the outskirts of the thriving, historic market town of Dereham in the heart of Norfolk. Situated along a private road and positioned by the former mid-Norfolk railway, the property truly enjoys a tranquil location: the perfect place to raise a family with the convenience of the town's amenities as well as countryside walks on your doorstep, including rural trails leading to the renowned Wensum River.

Along a private road, you'll pass the former railway cottages before reaching Boundary House. A generous shingled

driveway provides ample parking for the family and guests to visit. Standing proud within a 0.33 acre plot (STMS), Boundary House has an incredibly private plot and space to grow, including the potential to further extend the property, subject to the relevant permission.

The accommodation extends to approximately 2,075 sq. ft. The ground floor has been extended into the garage providing an impressive four reception rooms, a potential fourth bedroom or even annexe potential, should a buyer require multigenerational accommodation.

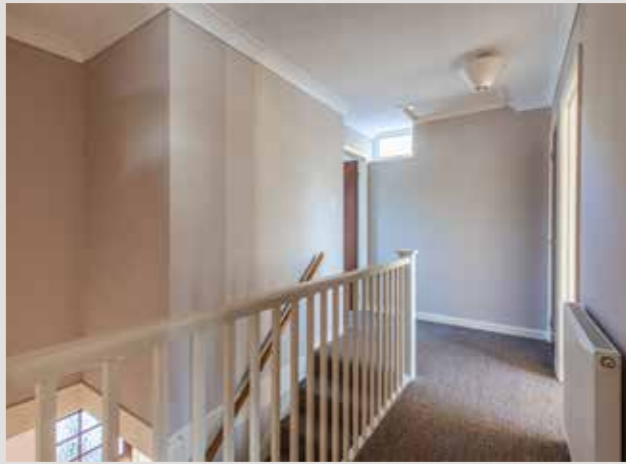


The dual aspect sitting room is located to the front of the property and features an open fire, perfect for those cold winter months. The kitchen has a good range of storage units and space for a dining table. The adjacent dining room could be used as a snug, exposing views down the garden, and could be ideal for those wanting to create an open plan living space. The utility room is next to the kitchen, and the office has a door leading out onto the driveway, ideal if you require a place to work with clients frequently visiting. The games room is accessed from the utility room and is an impressive space which lends itself to many different uses, including a potential fourth bedroom or if you need to run a business from home you have plenty of storage.

The remaining space downstairs includes a cloakroom and sizeable hallway with stairs rising to the first floor landing. There are three bedrooms upstairs, including the principal bedroom which offers a dual aspect and views across the meadow to the side. The stairwell is the perfect opportunity to extend over the garage which would create a generous principal suite or two further bedrooms (STPP). The family bathroom serves all three bedrooms and is fitted with a P-shaped bath with an overhead shower.

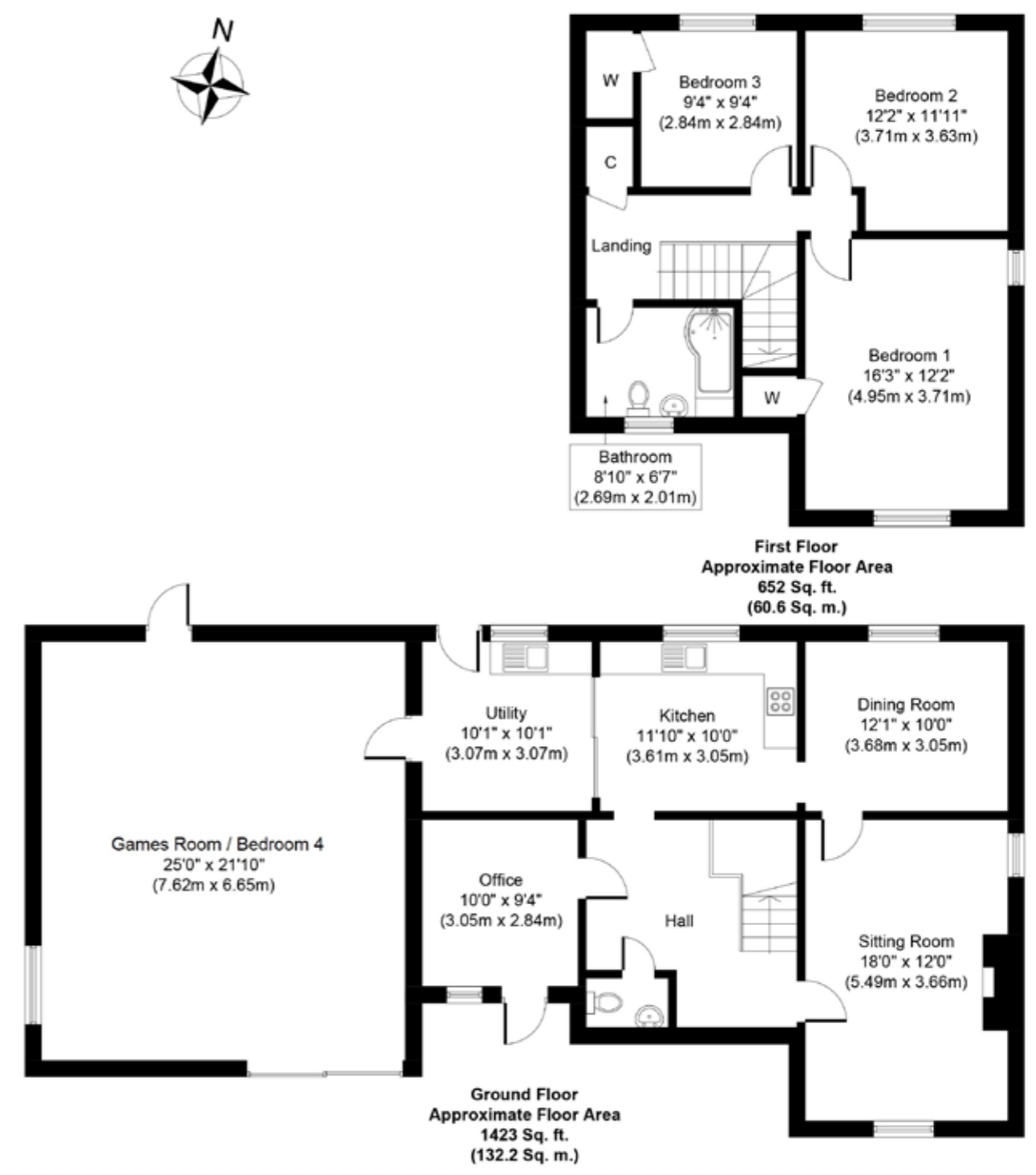


The entire plot is enclosed by mature hedging and established trees running along the left hand side boundary: it's an incredibly private space. The front garden either side of the driveway includes established shrubs, and leads around to the lawned side garden and on to the rear garden -which can be both accessed from either side of the property. The rear garden is mostly laid to lawn and is a blank canvas for any prospective buyer.





“The lawned garden is a blank canvas...”



SOWERBYS — a new home is just the beginning

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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ALL THE REASONS
Dereham
 IN MID NORFOLK
 IS THE PLACE TO CALL HOME



Nestled in the Brecklands, in the heart of the county, Dereham is a classic country market town and an architectural haven with plenty of Georgian gems set on generous plots, blended with more recent developments.

In the eighth century, it is said that the youngest daughter of Anna, King of East Anglia, prayed for a miracle during a famine and two deer appeared every day to provide milk for the nunnery she had founded. When a huntsman tried to snare the deer, he was thrown from his horse – believed to be an act of divine retribution – and killed. The hunt is depicted on a town sign at the entry to Butter Market from the High Street.

Today, a twice weekly market, on Tuesdays and Fridays, along with a strong cohort of independent and specialist shops and free parking make the town a fabulous place for an afternoon spent browsing. Look out for the town's other historic landmarks which include the Mid-Norfolk Railway, a heritage line which runs 1950s railcars to Wymondham Abbey, Dereham Windmill, a Grade II listed building which was saved from the brink of destruction, and Bishop

Bonner's Cottage, established in 1502 and believed to be the oldest building in town.

Heritage buffs are spoilt for choice with living museum Gressenhall Farm and Workhouse just a few minutes out of town, or step back in time and adventure at Castle Acre Castle and Priory, an 11th century monastic site, and National Trust property Oxburgh Hall, which is half an hour's drive away.

When you've worked up an appetite exploring, spice things up with a tasty dish at Spice Fusion curry house or head to The George Hotel, Bar and Restaurant which offers excellent accommodation, freshly cooked food and award winning ales, wines, beers and spirits. Brisley, 6.5 miles away, is home to one of Norfolk's best pubs, The Brisley Bell, with a first-rate menu and a warm welcome which has earned it multiple awards. Otherwise head to The Old Dairy in Stanfield and stock up on its artisan bread and produce for an easy dine-in experience.

With good local schools, a leisure centre and golf course, Dereham and its surrounding villages are a fantastic spot to enjoy the best of Norfolk country living with easy commuting access to Norwich and the coast at Wells-next-the-Sea, just 22 miles away. Come discover a Norfolk gem.



Dereham town centre

“The property's in an ideal position, with countryside on the doorstep but it's so close to all that Dereham has to offer.”

SOWERBYS



SERVICES CONNECTED

Mains electricity and water. Drainage to septic tank.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 9320-2089-0200-2392-5171

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

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