

william
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Select

Wood Farm
North Pickenham Road
Swaffham



A FOUR-BEDROOM FARMHOUSE, WITH GENEROUS ACCOMMODATION AND OUTBUILDINGS, ON A PLOT THAT MEASURES APPROXIMATELY 1.7 ACRES (STMS)

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Wood Farm, North Pickenham Road, Swaffham, Norfolk PE37 8DB

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RECEPTION HALLWAY

A grand L-shaped hallway with access to the WC, kitchen, sitting room, snug, door to the side garden and stairs rise to the first floor accommodation.

CLOAKROOM

Wash hand basin, low level WC, plumbing for washing machine, space for tumble dryer and window to side aspect.

KITCHEN/DINER

A spacious kitchen that can incorporate a large dining table. Dual aspect windows providing plenty of natural light, work surfaces with base and eye level units providing storage, drainer sink unit, feature wood burning stove.

SITTING ROOM

Wooden floorboards, with dual aspect windows and a feature wood burning stove.

SNUG

A carpeted versatile space that is currently used as a second living room, with a feature wood burning stove, built in storage cupboard and a door leading to the rear lobby.







'BACK OF THE HOUSE'

A rear lobby offers access to the 'rear' part of the house with access to a utility room, second kitchen and a large dairy/storage room. This part of the home could be used for differing purposes depending on the lifestyle. The second kitchen is fully functioning with a range of storage cupboards, drainer sink unit, space for

cooker, space for fridge freezer and door leading to the side garden. The utility room and dairy room (former dairy for the farmhouse) are current used for storage but could be converted into further living accommodation. For additional storage there is also a cellar.



LANDING

Offers access to the first floor bedrooms and family bathroom

PRINCIPAL BEDROOM

A double bedroom with a wall mounted electric radiator, a large alcove with a built in storage cupboard, window and door to en-suite bathroom

EN-SUITE BATHROOM

A part tiled bathroom comprising: - wood effect flooring, low level WC, wash hand basin, bath, walk in shower cubicle.

BEDROOM

A double bedroom with wooden floorboards, dual aspect windows and a feature cast iron fireplace.

BEDROOM

A carpeted double bedroom with dual aspect windows and a walk in cupboard.

BEDROOM

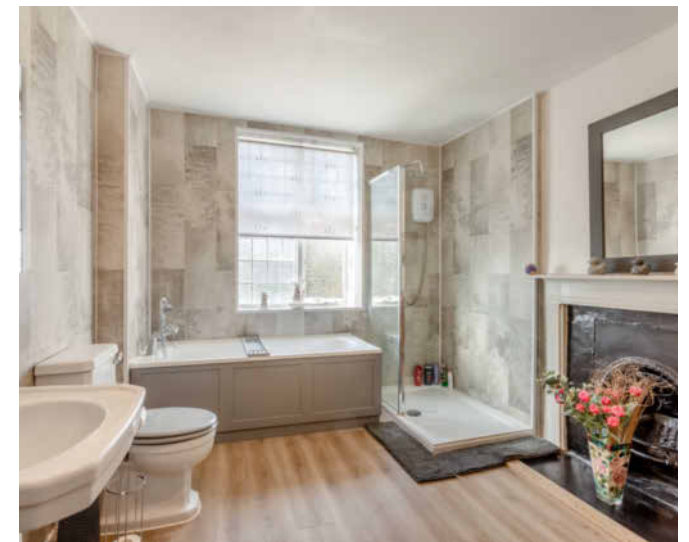
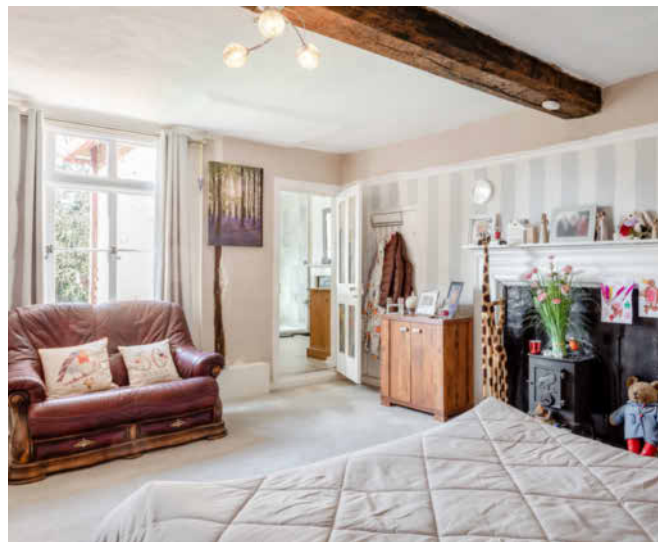
A carpeted double bedroom with a window and a built-in storage cupboard.

BATHROOM

Suite comprising:- low level WC, wash hand basin, bath, walk in shower cubicle, wall mounted electric radiator, airing cupboard with hot water cylinder.

ATTIC SPACE

The attic to the second floor offers another opportunity of to increase the living accommodation. The attic offers the opportunity of adding several more rooms. (subject to obtaining the necessary planning consents).





AGENTS NOTE

The central heating system does not currently work. The current heating has been via the numerous wood burning stoves and wall mounted electric radiators to certain rooms on the first floor.

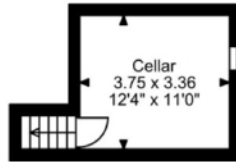


EXTERNAL

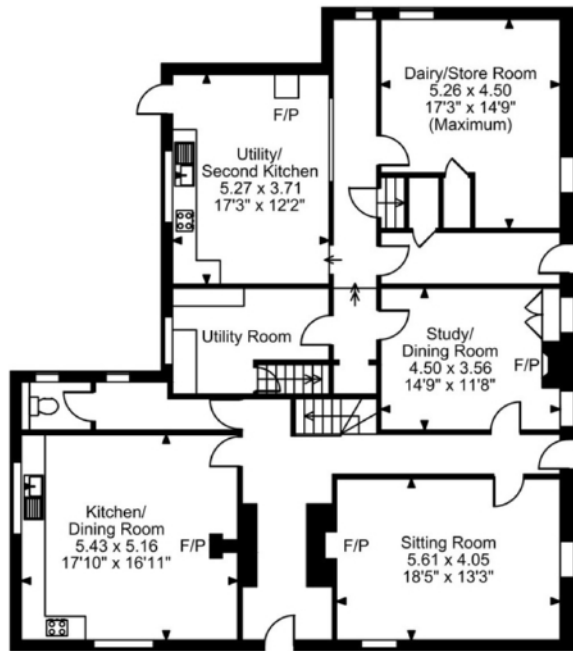
A wonderful feature of the home is the outside space. The wraparound plot measure approximately 1.7 acres (STMS) and is made up of a large driveway with a centre feature that has created a 'carriage driveway' effect. To the rear of the property is a large section of 'traditional' garden, an orchard and a vegetable garden. In addition, the home boasts a car port and approximately 1300 square feet of outbuildings which are currently used for a mixture of storage and kennels. Part of the outbuildings have a lapsed planning permission for conversion into an annexe



Wood Farm, North Pickenham Road, Swaffham, Norfolk



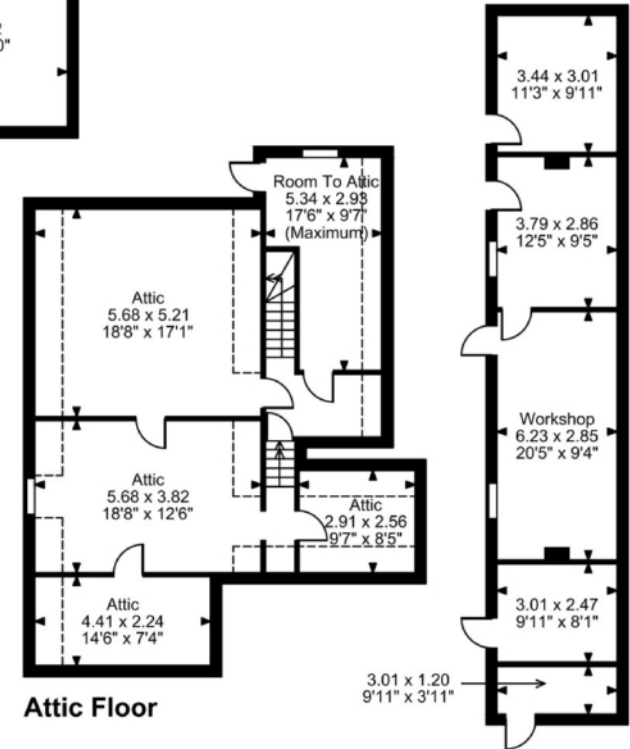
Cellar



Ground Floor



First Floor



Attic Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Select

£780,000

Having been in the same family since the 1960's, Wood Farm dates back to 1632 and represents a fantastic opportunity for a new owner. This style and location of property together are rarely available. The grade II listed farmhouse proudly stands on a plot of approximately 1.7 acres (STMS) and offers a rural lifestyle, while being only a mile away from the centre of the thriving market town of Swaffham, with all its modern conveniences. The sprawling accommodation is spread over two floors with the possibility of further accommodation in the huge attic space. Which, if converted would add a third floor. In addition to the four double bedrooms, this versatile property boasts generously proportioned reception rooms with bright, airy interiors and cosy open fireplaces. Externally the home boasts approximately 1300 square feet of outbuildings which are currently used for a mixture of storage and kennels. Part of the outbuildings have a lapsed planning permission for conversion into an annexe.



Location

An historic and thriving market town, Swaffham is situated approximately 15 miles east of King's Lynn and approximately 30 miles from Norwich.

There is an extensive range of local amenities including a Waitrose, Tesco, Asda, further shops, pubs and restaurants, three doctors surgeries and primary, secondary and higher schools together with a variety of leisure and sports activities including an excellent Golf Club.

The town has an extremely popular Saturday market and many interesting historic buildings including the parish church and 'The Buttercross'.

EPC Rating: EXEMPT

Council Tax Band: G

Tenure: Freehold



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