



THE STORY OF
Old Farm and Barn
Merton, Norfolk

SOWERBYS



THE STORY OF

Old Farm

Merton, Thetford, Norfolk
IP25 6QX

Idyllic Countryside Setting Surrounded
by Open Farmland and Mature Gardens

Unconverted Barn Opportunity

Charming 17th Century Thatched Farmhouse
Brimming with Period Character

Spacious Sitting Room with Impressive
Brick Inglenook Fireplace and Oak Beams

Light Filled Conservatory Enjoying
Peaceful Garden Views

Country Kitchen with AGA and
Separate Formal Dining Room

Four Well Proportioned Bedrooms
Including Principal En-suite

Beautiful Established Gardens with
Lawns Orchard and Vegetable Patch

Detached Oak Framed Double Garage
and Ample Private Parking

Peaceful Village Location with Local Walks

SOWERBYS DEREHAM OFFICE
01362 693591
dereham@sowerbys.com

Believed to date from the 17th century, Old Farm is a quintessential thatched farmhouse with an adjoining traditional barn, set within beautiful countryside surroundings and offering a wonderful sense of peace and privacy.

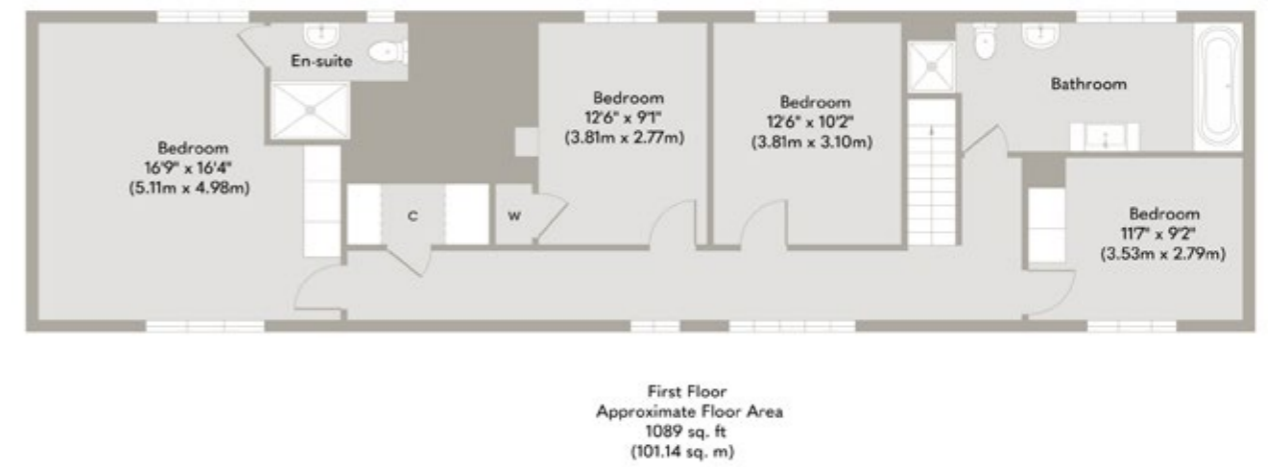
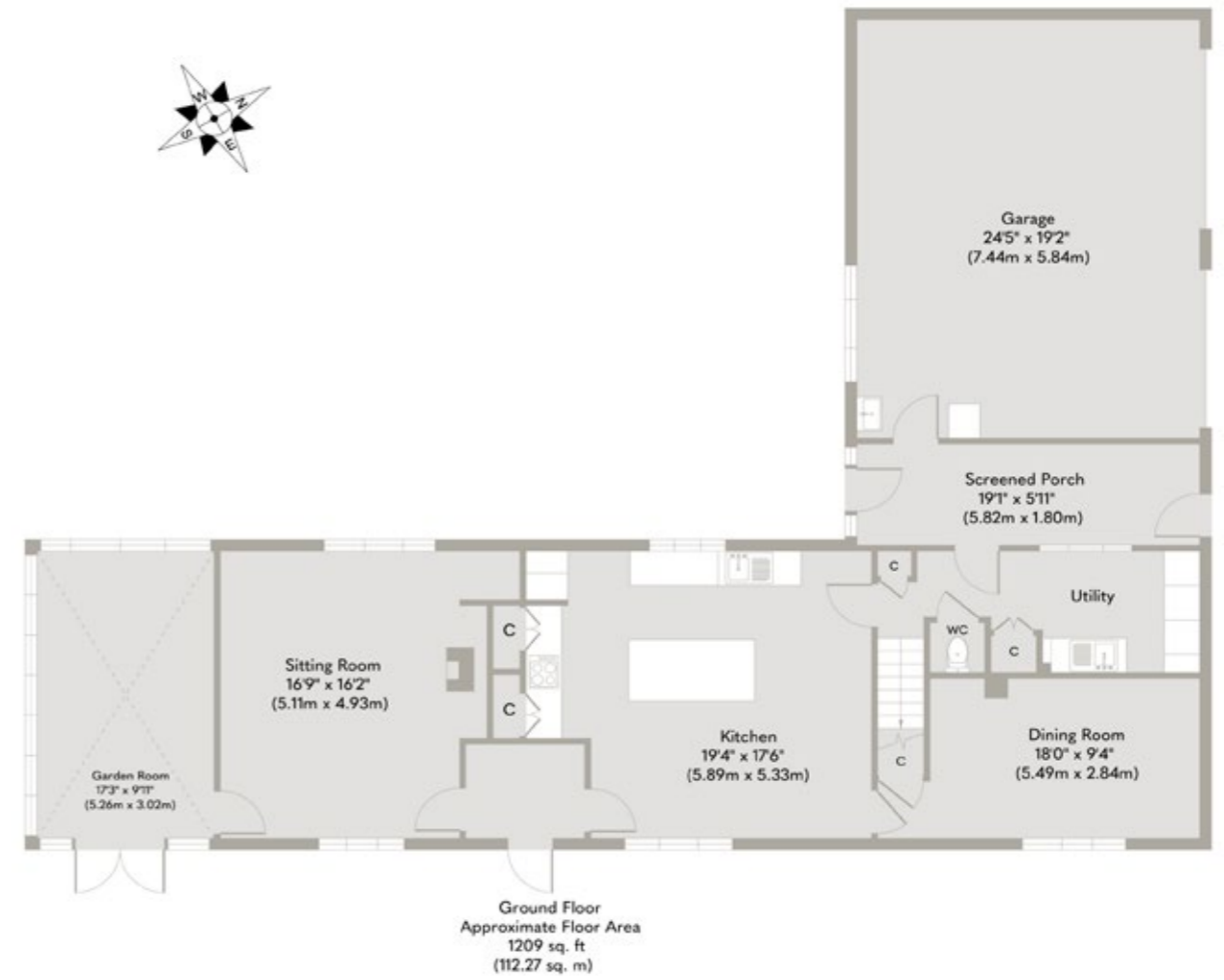
The untouched barn offers exciting potential for conversion or redevelopment. Rich in character and original features, the barn provides a wonderful opportunity to create a unique additional living space or bespoke rural retreat. Inside, the impressive open interior feels wonderfully spacious, showcasing original exposed ceiling beams, traditional brick walls, and large windows that frame beautiful countryside views. Combining charm, scale, and versatility, the barn presents a rare opportunity to restore and reimagine a truly characterful building.

Old Farm and the barn are surrounded by beautifully established gardens with sweeping lawns, orchard trees, and a productive vegetable patch. To the front, a detached double garage with electric doors and work benches is complemented by a long gravel driveway offering ample parking. Inside, the home feels warm and welcoming, with a characterful sitting room featuring an inglenook fireplace and exposed oak beams, a bright conservatory overlooking the gardens, and a traditional country kitchen with AGA. Upstairs, four generous bedrooms, including a principal en-suite with countryside views, combine period charm with practical family living.

Combining timeless character with exceptional potential, Old Farm and its adjoining barn present a unique opportunity to enjoy idyllic countryside living in a truly special setting. This unique property offers the perfect balance of heritage, privacy, and future possibilities.







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.

Copyright V360 Ltd 2025 | www.houseviz.com

Merton

PEACEFUL VILLAGE CHARM IN THE HEART OF RURAL NORFOLK

Merton, a peaceful village set amidst the rolling countryside of Breckland, Norfolk, offers a charming blend of rural serenity and timeless character. Surrounded by farmland and woodland, it provides the perfect escape for those seeking a slower pace of life while remaining close to nearby market towns such as Watton.

At the heart of the village stands the historic Merton Hall Estate, once home to the de Grey family, with its grand parkland and heritage deeply woven into the area's identity. The surrounding landscape is dotted with traditional cottages and period homes, many boasting far-reaching views across open fields.

Residents of Merton enjoy easy access to the amenities of Watton, including shops, schools, a GP surgery, and leisure facilities, while Thetford and Dereham are just a short drive away for wider services and connections. Outdoor enthusiasts can enjoy scenic walks through the Breckland countryside, with Thetford Forest's extensive network of trails offering excellent opportunities for cycling, wildlife spotting, and adventure.

For a relaxed evening, nearby villages such as Thompson and Griston offer cosy country pubs serving local ales and hearty fare, perfect after a day exploring the Norfolk landscape.

Steeped in history and surrounded by natural beauty, Merton embodies the essence of rural Norfolk living – peaceful, picturesque, and rich in character.



Note from Sowerbys



“Filled with warmth and character, the home combines original features with generous living spaces.”



SERVICES CONNECTED

Mains water and electricity. Oil fired central heating. Drainage via septic tank.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

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

TENURE

Freehold.

LOCATION

What3words: ///villas.squirted.highlight

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

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

