



Woodgate Farm
Woodgate | Swanton Morley | Norfolk | NR20 4NU

RESTORED TO GLORY



“This exquisitely restored former farmhouse stands out from the crowd for all the right reasons. The glorious and peaceful location, the friendly community on the doorstep, the skilful workmanship and attention to detail throughout, the beautiful blend of period charm and contemporary comforts, the high specification, the entertaining areas and more. There’s also an annexe and potential for another, adding to the already enormous appeal.”



KEY FEATURES

- A Charming Restored Former Farmhouse circa 1750 situated in the Village of Swanton Morley
- Five Bedrooms, Three En-Suites and a Family Bathroom
- The Principal Bedroom also benefits from a Walk-In Wardrobe
- Eric Bates Kitchen/Dining Room with Separate Utility Room, Boot Room and WC
- Sitting Room and Library with Inglenook Fireplaces and Extensive Games Room with Bar
- Self Contained Annexe ideal for Multi-Generational Living
- The Grounds extend to 0.6 of an acre (stms) and include a Large Entertaining Terrace featuring a Koi Pond, Covered Bar and Pergola for Shaded Seating
- Garaging includes a Single Garage and Double Carport plus a Double Garage with Office, Kitchenette and WC – Providing Potential for a Second Annexe
- Total Accommodation including Garaging extends to 5,396 sq.ft
- Energy Rating: D

The perfect balance of space and seclusion, rural yet accessible, classic with modern comforts, you can live the life you've always wanted at this very special property. It's hugely versatile, brilliant for social gatherings and has been designed by the owners to be the ultimate long-term family home, rising to every occasion with ease.

Where Classic Meets Contemporary

This is a home that offers everything you need for work, hobbies, leisure and every stage of family life. The farmhouse dates back to around 1750 and when the current owners first came here, the property hadn't been touched for decades and was in need of some serious work. One of the owners is an experienced builder, the other an interior designer, and they could see the potential to create their forever home here. They have spent years nailing every detail, with as much care and attention in the garden as in the house itself and the two potential annexes. Incredibly well considered and beautifully finished, it's a place anyone would be delighted to call home.

Beautifully Bespoke

Step inside and you'll see the original two reception rooms to the front of the house, complete with inglenook fireplaces. Behind these, the gorgeous Eric Bates kitchen is made up of solid oak shaker units with hand selected granite worksurfaces. The kitchen has limestone flooring, with solid oak flooring, solid oak doors and a bespoke solid oak staircase elsewhere in the house. There's Cat 6 cabling throughout and the owners estimate they have used around two miles of cables!





KEY FEATURES

Of the five bedrooms, three have en-suite shower rooms, with a feature rolltop bath in one. The bathroom is equally impressive, with a sunken bath. The games room is large enough for a full-size snooker table, a bar and a seating area, and this room has been the scene of many a social occasion with family and friends over the years. The owners have put a great deal of thought into the finish, repurposing original beams to make the kitchen table and commissioning artwork from a local artist specifically to hang in the farmhouse.

For All The Generations

This is a house that's flexible, designed to meet the needs of every stage of family life, from tots to teens and beyond. There's potential for two annexes here, one that's already completed, with a shower room, kitchen and bedroom off the games room. The garage has a kitchenette and cloakroom and underfloor heating throughout, so with a few tiny tweaks this could be a self-contained unit with its own access and private garden. The annexes offer the opportunity to have separate accommodation for adult children living at home, for a holiday let subject to the relevant permissions, for an elderly relative, an art studio, hobby space, salon, workshop, home office, gym or whatever it is you're looking for. And you can vary the use over the years as your needs change.

Explore The Great Outdoors

The plot extends to 0.6 of an acre and it's been lovingly landscaped to provide gorgeous green gardens with a fabulous entertaining space. Sun yourself on the large terrace or grab a drink from the bar, cool off with a meal alfresco under the pergola, or watch the kids playing on the lawn. There's a pretty koi pond and lots of wildlife, including woodpeckers who regularly pay a visit. The owners have created different areas across the garden to make the most of the light and shade throughout the day and everything has been so well considered. It's a very usable garden and has a lot to offer. The owners have enjoyed entertaining over the years and have celebrated birthday parties with a bouncy castle on the lawn, Christmas gatherings with fires blazing in the inglenooks, summer drinks and games afternoons and so much more. It's a place where you can have a lot of fun and make a lot of excellent memories. If you can tear yourself away, you'll find there are some glorious walks on the doorstep, across little paths and through fields. It's a rural area and you'll see neighbours passing on horseback or walking their dogs, but it's also surprisingly accessible, with an award-winning pub an easy walk from the property, a village shop and Post Office, a school and GP surgery, village hall and more, all close at hand. It's only a short drive to Dereham, into Norwich, or up to the North Norfolk coast, so there's lots going on across the area and plenty to enjoy throughout the year.













































INFORMATION



On The Doorstep

Swanton Morley is a vibrant village situated in the heart of Norfolk within easy reach of Norwich and Dereham, and offers a doctor's surgery, primary school, a butchers/delicatessen, one public house (Darbys), a shop, garage, primary school and village hall hosting groups and events. The nearby bus stop offers quick access to the market town of Dereham and, if required, an ongoing fast bus route to Norwich. Located within easy reach of the River Wensum with its fantastic spots for fishing, there is no question that you are spoilt for choice by the numerous country walks and footpaths to explore.

How Far Is It To?

Dereham's town centre is just 3 miles away, connecting with regular services for onward travel. The North Norfolk coast – including Holt and coastal villages – is under 40 minutes by car. Sandringham Estate is easily accessible for day trips. Norwich is approximately 16 miles, 30 minutes by car, offering shopping, galleries and cultural attractions. With its close proximity to the A47 and A1067, the property enjoys excellent links to the surrounding areas in the rest of the county.

Directions

From Fakenham, take the A1067 and then turn right onto the B1147 signposted to Dereham. Turn right onto Gooseberry Hill/B1147 and then turn left onto Woodgate Lane and then left again onto Woodgate Road and the property will be clearly signposted with a Fine & Country For Sale Board.

Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage
Fibre to Premises Broadband Available - vendors use BT
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
Breckland District Council - Council Tax Band f
Freehold

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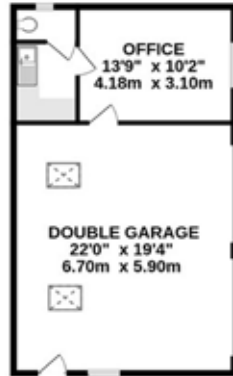
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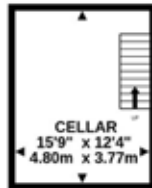
FLOOR AREA - HOUSE : 4961 sq.ft. (460.9 sq.m.) approx.

TOTAL FLOOR AREA : 5583 sq.ft. (518.7 sq.m.) approx.

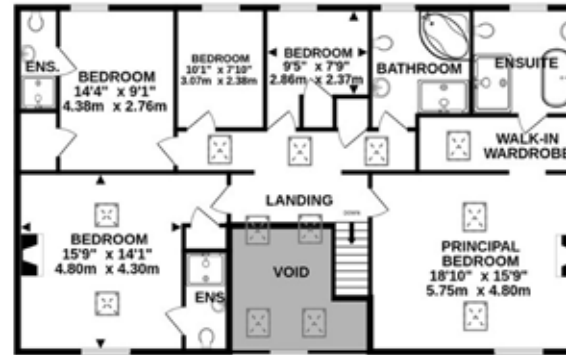
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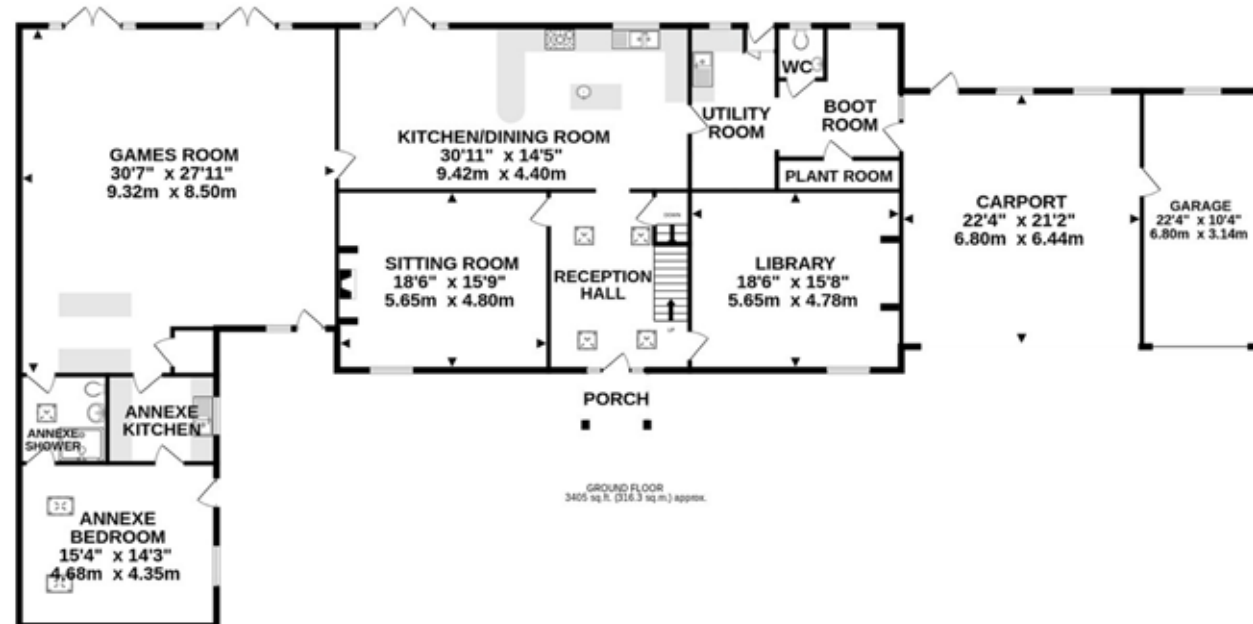
OUTBUILDING
622 sq.ft. (57.8 sq.m.) approx.



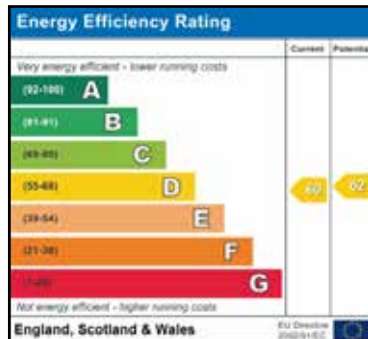
CELLAR
195 sq.ft. (18.1 sq.m.) approx.



1ST FLOOR
1361 sq.ft. (126.4 sq.m.) approx.



GROUND FLOOR
3405 sq.ft. (316.3 sq.m.) approx.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

For a free valuation, contact the numbers listed on the brochure.





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