



## Orchard House

Silfield Street, Silfield, Wymondham, Norfolk, NR18 9NL

**BROWN & CO**



# Orchard House, Silfield Street, Silfield, Wymondham, Norfolk, NR18 9NL

Orchard House comprises a detached property with accommodation on two floors, along with attached barn and grounds of about 1½ acres (stms), with garage and garden. Four/Five bedrooms, four main reception rooms, scope for the barn (subject to planning), very well maintained throughout and in a private location. Strategically situated between Norwich and Thetford and within a mile of Wymondham town centre.

GUIDE PRICE - £850,000



## DESCRIPTION

This house comes to the market for the first time in many years and includes a detached property with more recent additions, itself providing accommodation on two floors with four bedrooms together with a number of reception rooms and including an attached barn which has been incorporated into the main house, with further open plan accommodation and scope for a number of purposes.

The house itself has a lovely feel and the main portion of the property is approached via an entrance hall with access to the dining room and study, which leads through to a wonderful light and airy sitting/family room with vaulted ceiling and having bifold doors leading out to the garden. The kitchen/breakfast room is a major feature of the property, again with stable door to front and bifold doors opening out onto the rear garden.

The ground floor rooms work extremely well and the games room adjoining the main sitting room leads through to the annexe area, currently used as a snooker/billiards room, with door to the side of the property and including kitchenette with accommodation on the first floor which is suitable for a number of purposes.

There are four bedrooms on the first floor of the main portion of the house, with ensuite facilities and family bathroom.

The vendors have created a super family home and there is certainly scope to convert the annexe for separate accommodation that could be suitable for AirBnB or rentals or something like that.

The property is ready for immediate occupation and benefits from delightful grounds which are more than adequate for a property of this size and type, extending to 1.57 acres (stms) being approached via a sweeping drive with in-and-out approach and hardstanding for vehicles leading up to the garage and garden store.

The rear gardens are private and have been well landscaped and maintained over the years and include a variety of compartments, with a pathway leading through the garden area to a summerhouse and tennis court with a great deal of privacy.

The garage (18'11" x 7'9" and 22' x 18') is constructed of concrete block with up and over doors and space for two vehicles. There is a further maintenance shed constructed of brick and timber with a tiled roof and providing general storage space.

Services – mains water and electricity are connected to the property. Private drainage system. Central heating provided via LPG gas.

## LOCATION

Silfield is located about one mile from Wymondham, to the west of Norwich and being some 8 miles from the city centre and close to the A11 trunk road linking up with Thetford and beyond. There are

excellent local shopping and transport facilities in Wymondham, with easy access to Wymondham College. The property is located in a fairly private spot with a great deal of privacy.

## DIRECTIONS

Head out of Norwich on the A11 and on approaching Wymondham take the first slip road heading into Wymondham along the old Norwich Road (B1135). Turn left at the traffic lights onto Station Road, go under the railway bridge, past the housing estate and then continue onto Silfield Road at the mini-roundabout, pass over the A47 and then turn left into Silfield Street. The property will be seen on the left hand side. The What3Words location of the property is ///method.petty.masterpiece

## AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

**VIEWING** Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871





# Silfield Street, Silfield, Wymondham, NR18

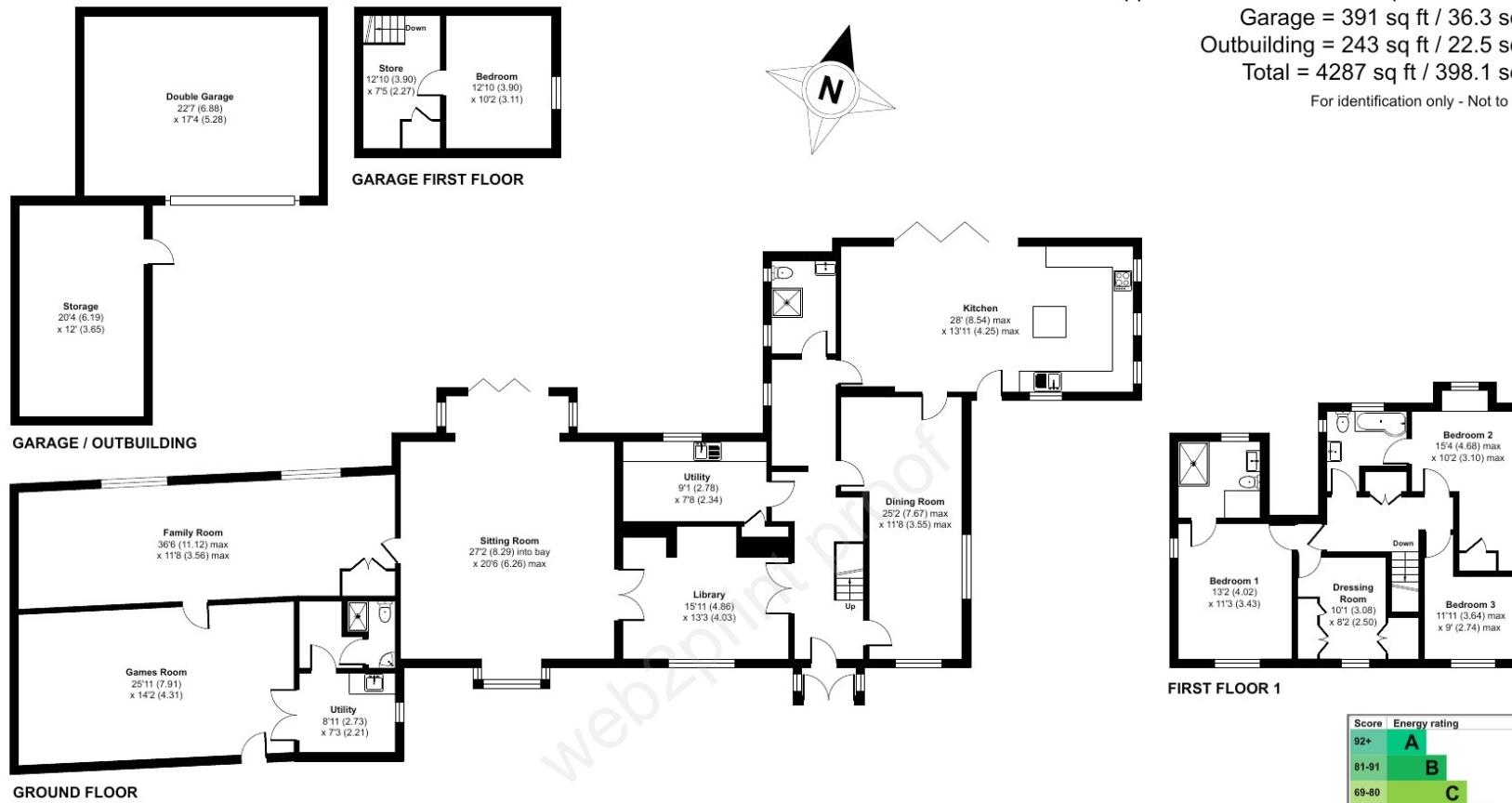
Approximate Area = 3653 sq ft / 339.3 sq m

Garage = 391 sq ft / 36.3 sq m

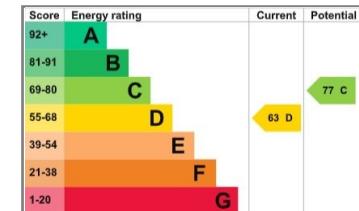
Outbuilding = 243 sq ft / 22.5 sq m

Total = 4287 sq ft / 398.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Brown & Co. REF: 1369356



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**Brown&Co**

The Atrium | St George's Street | Norwich | NR3 1AB

T 01603 629871

E [norwich@brown-co.com](mailto:norwich@brown-co.com)

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