



Watering Farm
Yaxham Road | Dereham | Norfolk | NR19 1JQ

 FINE & COUNTRY

MAKING A SPLASH



“This handsome home is around 100 years old and has all the character you’d expect, with many wonderful features. It sits in a generous private plot and comes with an indoor pool and two large outbuildings, so there’s plenty here to see. An enviable family home, it’s been much loved by three generations of the family, and as they move on, you could soon enjoy all that it has to offer.”



KEY FEATURES

- A Handsome Detached Period Property with Outbuildings situated between the Town of Dereham and Village of Yaxham
- The Property is not Visible from the Road and enjoys a Degree of Seclusion
- Four Bedrooms and Three Bath/Shower Rooms
- Kitchen with Separate Utility Room
- Three Receptions plus a Garden Room leading to an Indoor Heated Swimming Pool
- The Outbuildings extend to 2,280sq.ft and Provide Potential for an Annexe or Holiday Lets and currently include Garaging and a Large Barn used as a Games Room
- The Grounds extend to just over an acre and include Two Large Private Gardens
- The Accommodation extends to 3,502sq.ft
- Energy Rating: E

Beautifully situated between Dereham and Yaxham, within easy walking distance of both, this home offers all the benefits of country life – peace, wildlife and lovely walks – with the ease of amenities. The owners have done a lot of work to the house over their time here, but with further potential in the loft and outbuildings, there's scope to make your mark if you're looking to add value.

Packed With Personality

It's easy to see why the owners chose this as their family home – it's an attractive property with the large windows and elegant proportions of the era and the character impresses as soon as you enter. Original features include superb panelling, beams, original doors, stairs, fireplaces and more, with picture rails and high ceilings. When the owners moved in over 20 years ago, the house did need some cosmetic work, so they have replaced the kitchen and bathrooms and redecorated throughout whilst retaining the delightful character. They have also added a stunning garden room and a heated pool and entertaining space, as well as part converting one of the outbuildings to create a games room that has more recently been used as an art studio. There's plenty more potential in the outbuildings, as annexes, holiday lets, home office space – whatever it is you're looking for, subject to planning. The barn nearest the house has power already and the drains are nearby, so plumbing wouldn't be a problem. There's also scope to convert the loft.





KEY FEATURES

Making Memories

This has been a very happy home and the owners have had a lot of fun here. They remember hosting their daughter's 16th birthday in the party barn, with friends staying over in the garden room. Their children (and friends!) loved the pool, and now when their grandchildren are visiting, they very much enjoy it too. It's heated by an air source heat pump and the owners keep the water clean with UV lighting, so it's easy to maintain. Back in the main part of the house, the grandchildren also enjoy the original bells that would have been used to call the housekeeper, and find it entertaining to ring for the owners! All the walls are solid, so noise doesn't travel and even when the house is full and there's lots going on, you can find a quiet spot. In fact, the walls are so thick that there's a drinks cabinet built into one of the dining room walls! With three good sized receptions, plus the garden room, there's a great deal of flexibility here.

Playful With Potential

Outside the property continues to impress. You have two large gardens and both are totally private. There's just over an acre altogether so lots of room to do as you please! The owners' daughter brings her dogs here and they love racing around the garden, as do the grandchildren who play football and cricket on the lawn. When things are a little quieter, there's plenty of wildlife to spot, including buzzards, pheasants, sparrowhawks, wagtails, squirrels, roe deer and more. We've already mentioned the outbuildings and the potential there, but with their current set up they are ideal for teenagers hosting friends, for family fun, or for studio or hobby space. You have beautiful walks on the doorstep and you can walk into Yaxham or Dereham, so you have everything you need close by. You're close to being in the centre of Norfolk here, so you're well placed to get out and about across the wider area, whether that's up to the coast, into Norwich or out of the county.

































INFORMATION



On The Doorstep

Dereham town centre offers a host of amenities such as restaurants, public houses and independent shops. Other facilities include cinema, gyms, a leisure centre and a golf club. The property is conveniently located for schools and provides easy access to A47.

How Far Is It To?

Dereham can be found 15 miles south east of Fakenham and 16 miles west of Norwich. Often described as the gateway to the north Norfolk coast the thriving market town of Fakenham has the famous Fakenham Race Course, Pensthorpe Waterfowl Park and the Thursford Collection right on its doorstep, for more information go to www.fakenhamweb.co.uk. The cathedral city of Norwich offers a wide range of cultural and leisure facilities, and a variety of good skills both in the public and private sectors. Norwich also benefits from its own rail line link to London Liverpool Street and an International Airport.

Directions

Leave Norwich on the Norwich Southern Bypass/A47 heading towards Swaffham. At the Honingham roundabout take the 2nd exit and stay on the A47. Take the A1075 exit towards Watton/.Dereham. At the roundabout take the 2nd exit onto Yaxham Road/B1135. Proceed along this road into open countryside and then take a turning on the left hand side into the driveway of the property.

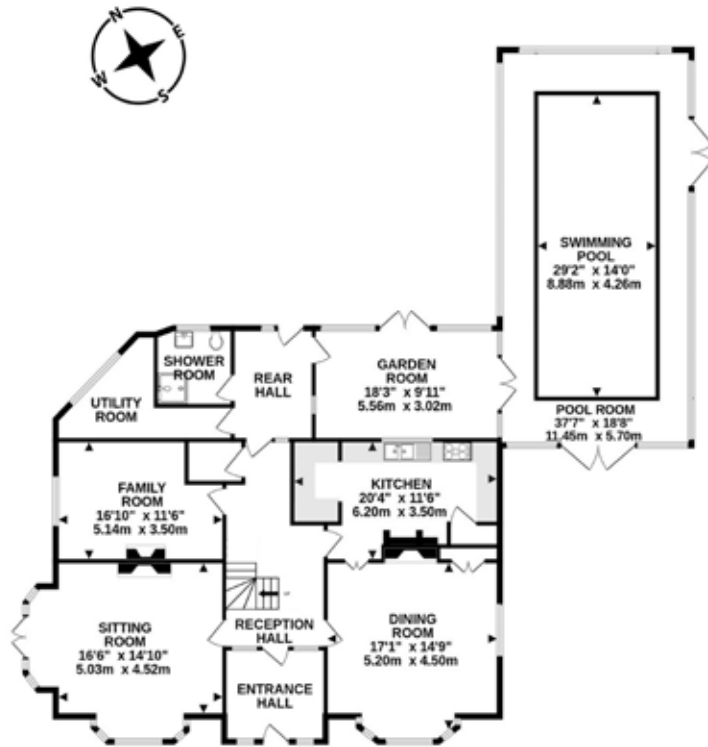
Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage
Broadband Available - Copper & Fibre - Vendor uses EE
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
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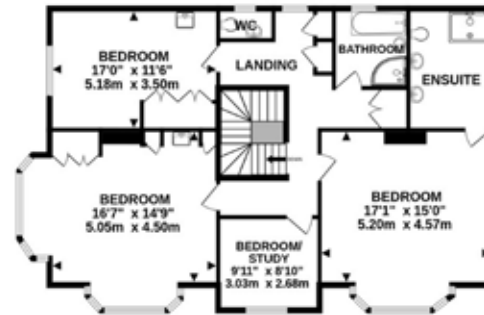
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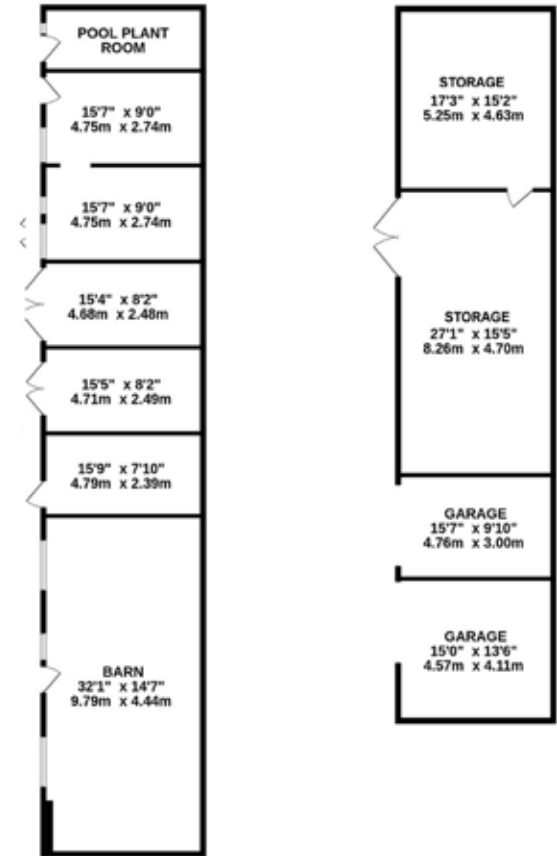
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GROUND FLOOR
2336 sq.ft. (217.1 sq.m.) approx.



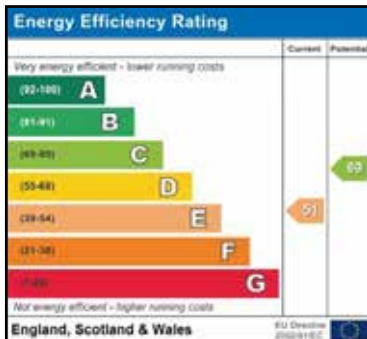
1ST FLOOR
1166 sq.ft. (108.3 sq.m.) approx.



OUTBUILDINGS
2280 sq.ft. (211.8 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING OUTBUILDINGS) : 3502 sq.ft. (325.4 sq.m.) approx.
TOTAL FLOOR AREA : 5782 sq.ft. (537.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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For a free valuation, contact the numbers listed on the brochure.





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