



Mere Farm

Seething Street, Seething, Norfolk, NR15 1AL

BROWN & CO



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A four bedroom detached house requiring modernisation in approximately half an acre of picturesque grounds and located in an outstanding pocket of south Norfolk.

£575,000



DESCRIPTION

Mere Farm comprises an individual, detached house occupying a delightful rural setting within the sought-after South Norfolk village of Seething. Immediately with this house there is a feeling of rural life with far-reaching views across open countryside whilst being surrounded by the mature associated gardens and grounds housing a number of fine trees. The property itself is ready for immediate occupation but would certainly benefit from a number of improvements of which buyers will factor into their deliberations, but this is a rare offering, with accommodation extending to approximately 3,221 sqft and presents an exciting opportunity for a wide variety of buyers to be creative in what is a special village.

The house is approached via a sweeping gravelled driveway leading to a generous parking and turning area together with a double garage. Internally, the accommodation is arranged across two floors and includes three principal reception rooms comprising a sitting room, family room and dining room, all enjoying attractive outlooks over the gardens. The kitchen is supported by a useful utility room, store and boiler room, while the ground floor also benefits from a cloakroom and integral access to the garage.

To the first floor there are four bedrooms and a family bathroom, with the principal bedroom enjoying elevated views across the surrounding countryside. The accommodation is light and airy throughout which is an important component of any house, but Mere Farm enjoys this in abundance and has such potential, particularly at the rear to extend or incorporate the accommodation as a buyer sees fit.

The grounds are a particular feature of the property, extending to approximately half an acre (stms) and comprise a range of expansive lawns interspersed with mature specimen trees, shrubs and established planting. An outbuilding/summer house further complements the gardens and offers potential for a variety of ancillary uses.

In all, a charming house of considerable potential, occupying a delightful setting with exceptional gardens and countryside views. Offered to market with no onward chain.

Services – Mains water, private drainage system, oil fired central heating, mains electricity.

Local authority – South Norfolk District Council.

LOCATION

Seething is a well-regarded South Norfolk village situated within

convenient reach of Norwich and the Norfolk Broads, offering an appealing balance of rural tranquillity and accessibility. The surrounding area provides an excellent range of walking and riding opportunities together with easy access to the A146 linking Norwich and Lowestoft.

DIRECTIONS

Proceed out of Norwich on the A146 Norwich to Beccles Road and on reaching Loddon turn right at the main roundabout, continuing through Mundham and to Seething. Turn left in the village with the church on your right hand side and proceed through the village. The property will be seen on the right hand side.

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





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Approximate Area = 2796 sq ft / 259.7 sq m
 Garage = 349 sq ft / 32.4 sq m
 Outbuilding = 76 sq ft / 7 sq m
 Total = 3221 sq ft / 299.1 sq m
 For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	48 E	
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntkbecom 2026. Produced for Brown & Co. REF: 1453302

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