



SOWERBYS

BARDON HOUSE

Dereham Road, Garvestone,
Norfolk, NR9 4AD



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- Detached Period Home with its Own Private Entrance
- Popular Semi-Rural Norfolk Village Location
- Positioned in Grounds Extending to Approximately 0.75 Acres (STMS)
- Accommodation Extends to an Impressive 3,253 Sq. Ft.
- Five Double Bedrooms, Three Reception Rooms and Open Plan Living
- Potential for Further Development (STPP)
- Mature and Established Grounds
- Generous Shingled Driveway, Providing Ample Off-Road Parking
- Double Garage, Workshop with Adjoining Conservatory
- Vendor Found

Dereham Office

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Bardon House is located within the semi-rural Norfolk village of Garvestone, sitting within a 0.75-acre plot (STMS). The property was constructed in 1925, architecturally designed and has retained many of the beautiful period features. Approached over its own private driveway, the property is set back into the plot and is submerged within the established grounds which surround the home and provide a good degree of privacy.

The home extends to a total of 3,253sq. ft. of accommodation, set across three floors, enjoying well-positioned rooms with good ceiling heights and natural light throughout. The current owner has partly modernised the property, undertaking a series of improvements, including converting the third floor. There is still scope for any prospective buyer to make the property their own, including the potential for further development. The existing workshop, located toward the rear boundary would make an ideal annexe, subject to the relevant planning permission.

The ground floor is accessed through an enclosed porch, leading to the front door which opens into a large reception hallway. There are a total of three reception rooms, currently presented as a dual aspect sitting room, which extends to an impressive 20ft, housing a wood burning stove and overlooking the front garden. The formal dining room, again enjoys a dual aspect and can provide a variety of uses, ideal for an acting second sitting room for larger family. The study makes an enjoyable place to work from home, benefiting from patio doors out onto the side garden. The open plan dual aspect kitchen / dining room is located towards the rear of the property, fitted with a range of high-quality bespoke base and wall units with breakfast bar, tiled splashbacks and tiled flooring. There is an integrated double oven with extraction unit and a concealed space for a free-standing dishwasher. The dining area, which is an extension of the kitchen enjoys the fabulous views of the garden and has a door leading out to garden and terrace. The remaining space downstairs includes the utility, cloakroom and an integral door into the double garage. The utility has a sink and worktop, ample space for freestanding appliances, and a door leading out to the rear terrace.

Leading upstairs onto the first floor, via the original wooden staircase, onto a large central landing, granting access to the four of the five bedrooms, and large family bathroom. Bedrooms one and two are generous double bedrooms and both offer a dual aspect. There is an en-suite shower room fitted with the first bedroom and the second has space to install an en-suite if required. The remaining two bedrooms both have fitted wardrobes and share the family bathroom. In addition, there are two storage cupboards and stairs leading to the second floor. The space has been utilised into a generous fifth bedroom, along with a large cupboard which could make an ideal cloakroom or en-suite.





















Approached from Dereham Road, the property enjoys its own private driveway, sitting back from the road, submerged within established grounds and shielded behind mature foliage. The driveway leads up to a double garage with electric up and over door and ample space for parking and turning.



The gardens and grounds are a feature of this property, to the front, there is a large well-maintained lawned garden, along with a mature nature garden, showcasing a variety of different wild flowers and encouraging wildlife. There are lawned gardens to the side and rear of the property, with mature shrubs and hedges and a variety of different trees. To the left of the property there is an area of natural woodland. The workshop with an adjoining conservatory offers the potential to be converted into a self-contained annex, subject to the relevant planning permission.

GARVESTONE

Garvestone is conveniently situated between the market towns of Dereham and Wymondham and within thirty minutes of the cathedral city of Norwich. Dereham boasts a number of good schools together with sports and leisure facilities. There is a comprehensive selection of shops, including supermarkets, pubs and restaurants and a cinema. Garvestone itself has a village primary school and is within easy reach of a number of first class golf clubs one of which being Barnham Broom.

SERVICES CONNECTED

Mains electricity and water. Drainage to septic tank. Oil fired central heating. Telephone connected and broadband available.

COUNCIL TAX

Band F.

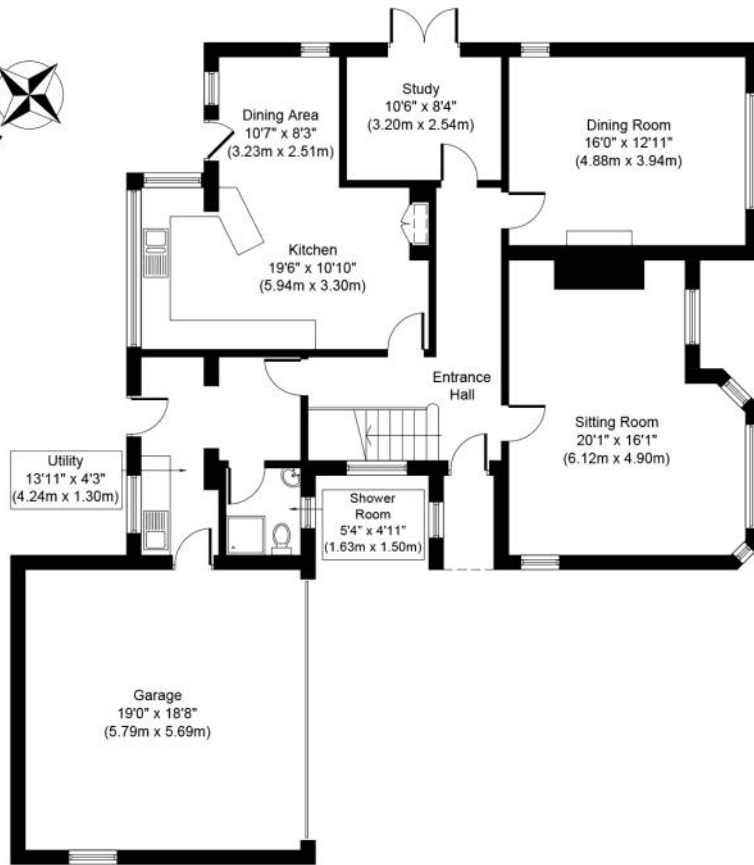
ENERGY EFFICIENCY RATING

F. Ref:- 8983-7021-5400-4438-9992

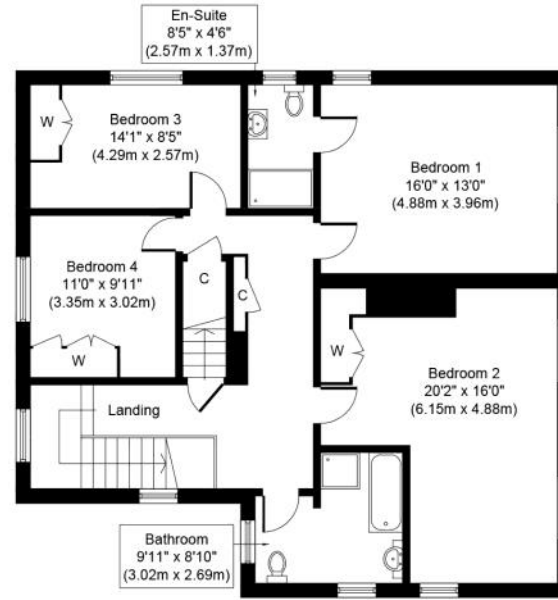
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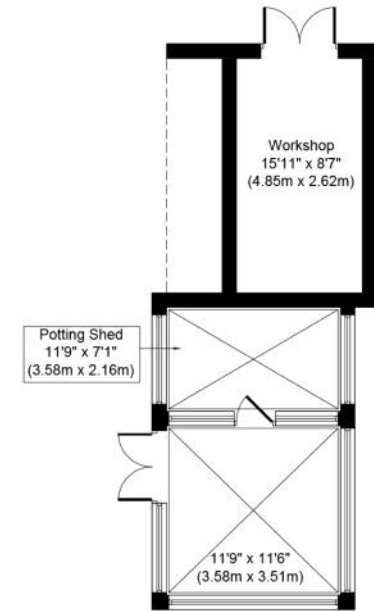
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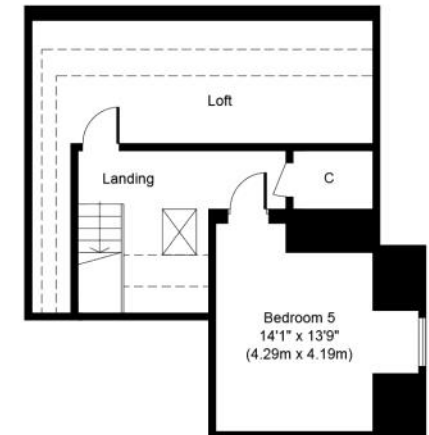
Ground Floor
Approximate Floor Area
1209 Sq. ft.
(112.3 Sq. m.)



First Floor
Approximate Floor Area
1111 Sq. ft.
(103.2 Sq. m.)



Outbuilding
Approximate Floor Area
374 Sq. ft.
(34.7 Sq. m.)



Second Floor
Approximate Floor Area
559 Sq. ft.
(51.9 Sq. m.)

Total Approximate Floor Area 3,253 Sq. Ft. (302.1 Sq. M)

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.

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