

SOWERBYS

Norfolk Property Specialists



Old Hall Farm

Badley Moor, Dereham, Norfolk, NR20 3BY

£750,000



Viewing by appointment with our
Dereham Office 01362 693591 or dereham@sowerbys.com



OLD HALL FARM

Sowerbys are proud to present the Farmhouse at Old Hall Farm, a traditional Victorian property nestled within Badley Moor. Its presence unmistakably attracts attention and sits comfortably alongside its neighbour, Old Hall Farm Barn. Both properties benefit from their surroundings and lie in a protected area SSSI, (Site of Special Scientific Interest) which contributes to the conservation of natural environments, wildlife and geological sites. Boasting nearby chalk springs and probably the finest 'tufa formations' in Britain, it's an area well worth discovering with extensive footpaths and common to explore, whether walking, running or cycling.

Situated on the southerly fringe of the market town of Dereham, with easy access routes to Norwich it really is a hideaway heaven, tucked away, close to one of the county's greatest wildlife sites.

Entering the Farmhouse, the ground floor is just as you'd expect in this style of property. Perfectly symmetrical flowing from the majestic entrance hall, you'll find the traditional farmhouse kitchen, complete with AGA and original features which leads to the utility room and study area. The formal sitting room, ample in size, sits comfortably proportioned with a central fireplace. The flow of the downstairs naturally takes you into the dining room, again with its own fireplace and french doors to the garden, creating an airy light dual aspect dining environment.

Heading upstairs, the first floor consists of four double bedrooms and a generous family bathroom. Each bedroom captures the views of the nearby fields and common with the dual aspect windows flooding the bedrooms with light. The space doesn't stop with the inside because as we head outside you also get a double garage, tennis lawn with pavilion and field shelter.

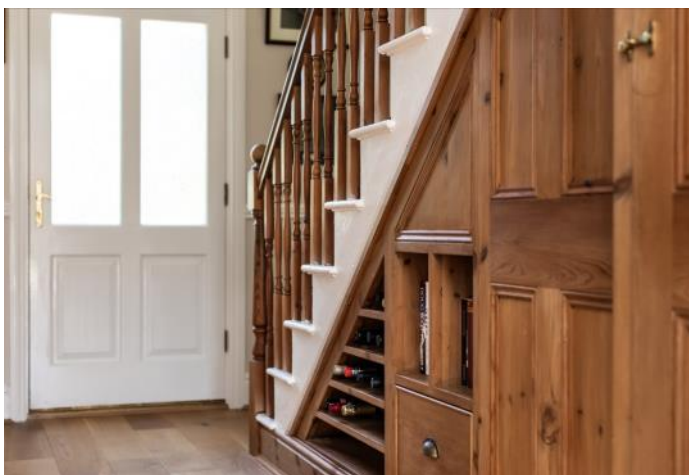
The Farmhouse would be an excellent opportunity for someone that doesn't want a huge amount of farmland but just wants to enjoy a beautiful period home with a modest garden. With lots to explore on your doorstep, from the Grade II listed Dereham Windmill 1835 and exhibition centre and café, to Gressenhall Farm & Workhouse and the Mid-Norfolk Railway heritage rail service to Wymondham. There's so much to see as well as relaxing in some of the finest pubs and restaurants in the area, with the Brisley Bell and Honingham Buck just a short distance away. It really is worth a visit.



KEY FEATURES

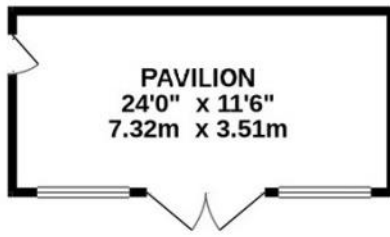
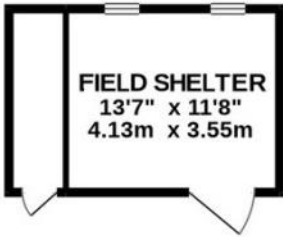
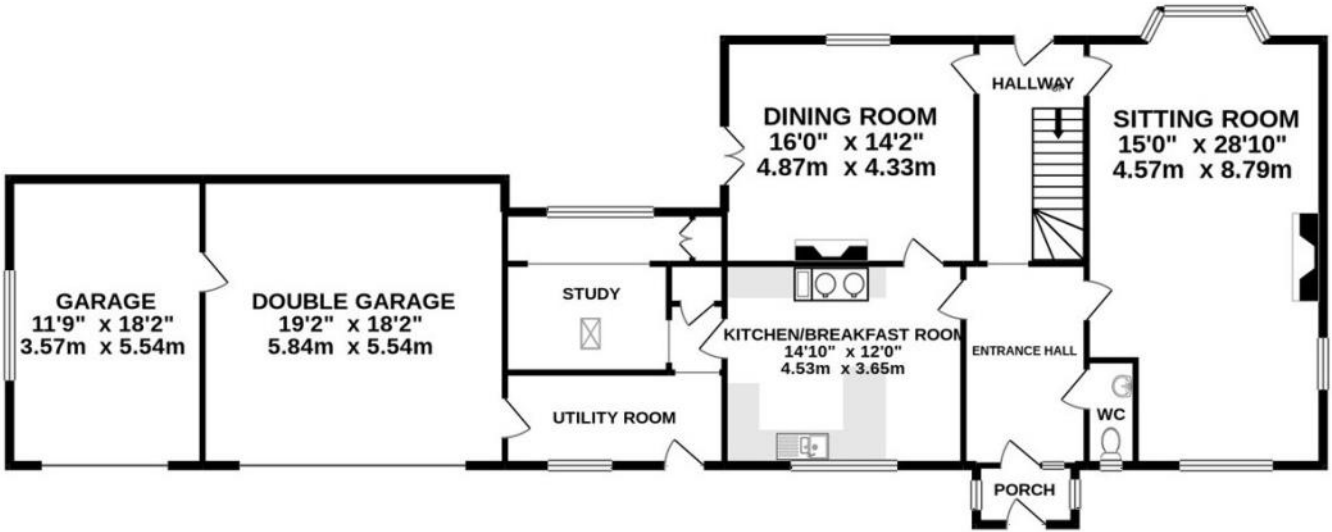
- Traditional Victorian Farmhouse
- Beautiful Period Features
- Four Double Bedrooms
- Farmhouse Kitchen with AGA
- Formal Sitting Room Featuring a Central Fireplace with Wood-Burner
- Dining Room with Fireplace and French Doors to Garden
- Tennis Lawn and Pavilion
- Field Shelter



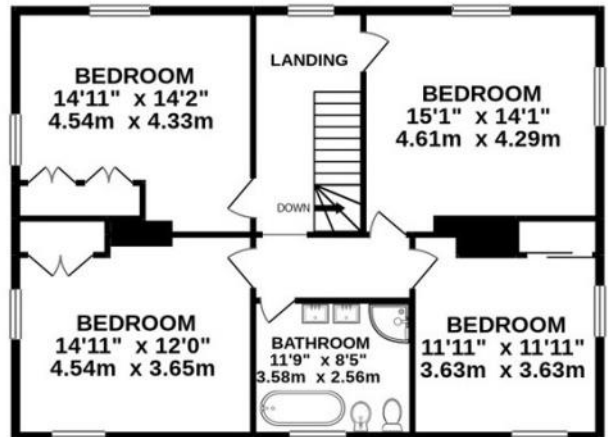




GROUND FLOOR
2315 sq.ft. (215.1 sq.m.) approx.



1ST FLOOR
984 sq.ft. (91.4 sq.m.) approx.



TOTAL FLOOR AREA : 3299 sq.ft. (306.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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BADLEY MOOR

Badley Moor occupies a pleasant semi-rural setting yet remains within in easy reach of the many amenities found 2 miles away in Dereham. Dereham is a busy market town mixing both the new with the old. Free parking allows you time to stroll around seeking out the restaurants, pubs and cafes or for an afternoon shop. There are museums, a leisure centre, golf course and schools within the town, or for the nature lovers take a stroll along the Neatherd Moor and the Vicarage Meadow. Slightly further afield are the ruins of the Saxon Cathedral at North Elmham, the wildlife and Dinosaur Parks, Pensthorpe, a bird lovers paradise and Thetford Forest Park. Norwich has good local transport links with the town, with bus services as regular as every half hour to and from the City. Norwich has an international airport and a mainline rail link to Liverpool Street, London.

SERVICES CONNECTED

Mains electricity, oil fired central heating, private sewage treatment plant and water supplied by private borehole and filtration system.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

G. 2398-3002-1206-7159-3200.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

AGENT'S NOTE

Old Hall Farm is accessed via a private road for which the property has a right of access.

Viewing by appointment with our Dereham Office:
Canterbury House, 20 Market Place, Dereham, Norfolk, NR19 2AX
01362 693591 • dereham@sowerbys.com



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