



SOWERBYS

SPARROW GREEN FARM

Gressenhall, Norwich,
Norfolk, NR19 2QL



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- Attractive Grade II Listed Farmhouse
- A Wealth of Period Features, Character & Charm
- Grounds of Approximately 3.75 Acres (STMS)
- Found in Excellent Condition & Well Presented Throughout
- Self-Contained One Bedroom Cottage / Annexe
- Separate Building Providing Multiple Additional Uses
- Approximately 3500Sq.ft of Accommodation In All
- Large Double Garage and Ample Parking
- Pristine Mature Landscaped Gardens
- Paddock / Meadow, Pond and Orchard

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Sowerbys are delighted to offer this most impressive Grade II Listed farmhouse, occupying secluded and pristine grounds of approximately 3.75 acres (STMS) in the most peaceful of rural settings. Positioned on the outskirts of Gressenhall, a few miles from the market town of Dereham and within easy reach of the fine city of Norwich and the beautiful north Norfolk coast. The property is thought to date back circa 1600 due to the Tudoresque and Jacobean stylings, although there is some uncertainty as to the exact date. Sparrow Green Farm features several times in Nikolaus Pevsner's renowned publication, Buildings Of England: Norfolk, Book Two (1962), where he makes reference to the stepped gable on the front elevation and also cites the property as being only the second or third property in the county to have a red brick façade added to the original timber framed building later in the seventeenth century.

The accommodation displays a wealth of character features, from beamed ceilings and exposed wall skintlings to original floor coverings and fireplaces. The accommodation is arranged over three floors and briefly comprises entrance hall, sitting room, dining room, snug, kitchen/breakfast room, utility and cloakroom to the ground floor. With three double bedrooms, family bathroom, cloakroom and en-suite on the first floor, and a further bedroom built in to the roof space on the second floor. In addition to the main residence, there is also a completely self-contained annexe, known as Sparrow Cottage, which is an attractive single storey brick and flint building converted out of the original stables and outbuildings. The cottage provides an open-plan living area, bedroom with en-suite, kitchen and a private garden. Adjacent to Sparrow Cottage, there is further scope to increase the accommodation within the office building, which comprises two more converted rooms, one of which has been partitioned to include two separate home office spaces and provides options for a host of different applications.

The grounds and location add so much to the overall appeal of Sparrow Green Farm. With only a handful of neighbouring properties nearby and miles of unspoilt countryside to look out on, one can enjoy a feeling of privacy and seclusion without becoming isolated or too remote. The grounds have been lovingly cared for by the current owners, with colourful rose beds, herbaceous borders and manicured lawns making up the formal gardens which surround the house. There are also a variety of mature trees interspersed throughout the grounds, with an open area of approximately 2 acres (STMS) of open grass which could easily be post and railed to make it suitable for equestrian use. Other features include an orchard with apple, crab and plum trees, an established pond with wildlife and the remnants of an original moat. In addition, there is a timber barn currently used as a double garage/workshop, with a substantial gravel parking area and a long shingle driveway which leads down to the main house.









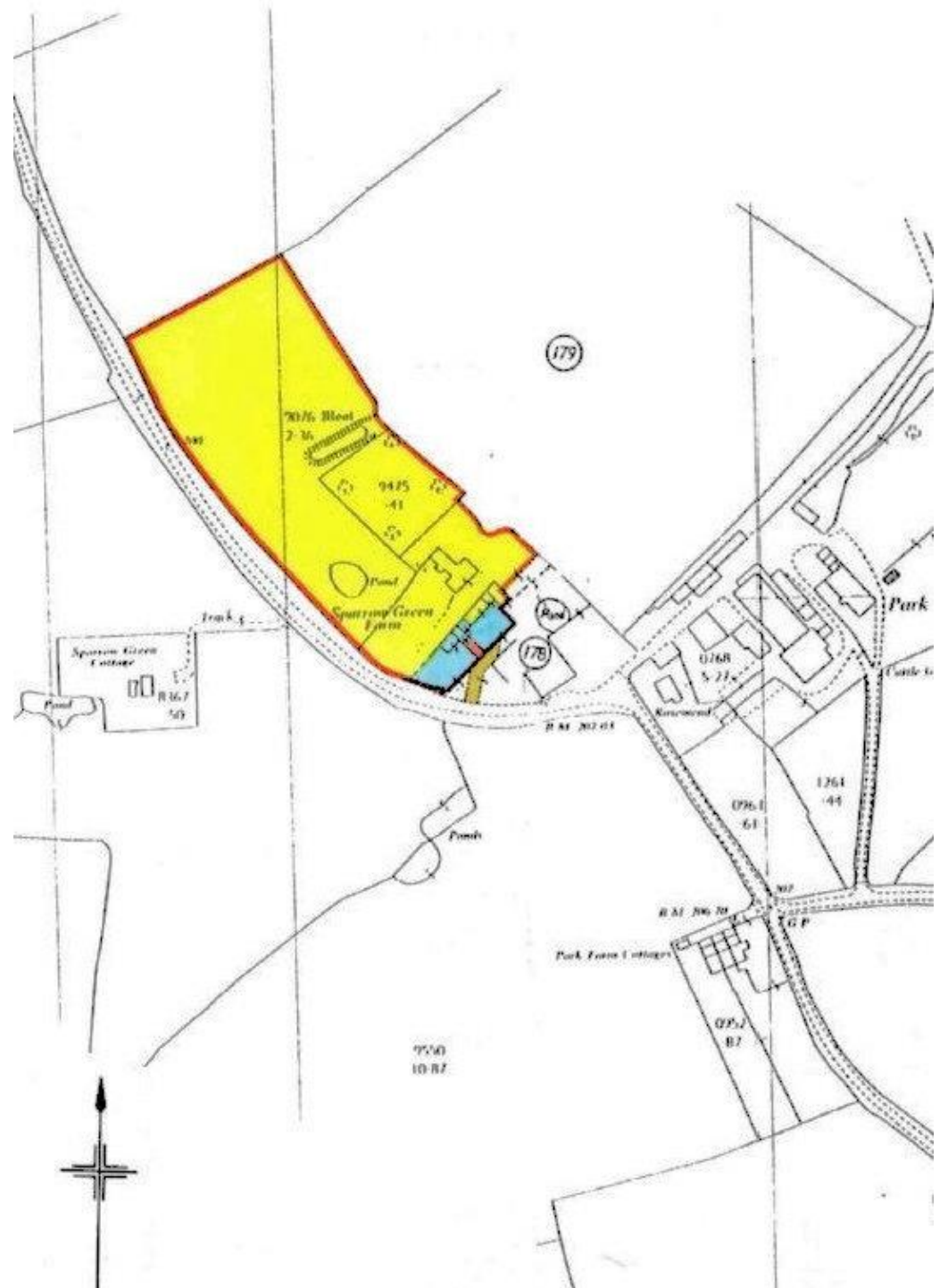












GRESSENHALL

An unspoilt rural village which has a post office/village stores, public house and is also the home of the Rural Life Museum. Further amenities can be found in the nearby town of Dereham with a wide range of facilities including schools, a swimming pool and golf course. The village is in the catchment area for the well-regarded Litcham High School. The cathedral city of Norwich is about 20 miles away with cultural and leisure activities for most tastes. There is a regular rail service to London Liverpool Street with an approximate journey time of 1 hour 40 minutes and an expanding airport which has an increasing number of flights to European destinations with most international destinations available via Schiphol.

SERVICES CONNECTED

Mains electricity. Water supplied by private borehole with filtration system. Septic tank drainage. Telephone and broadband connections.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

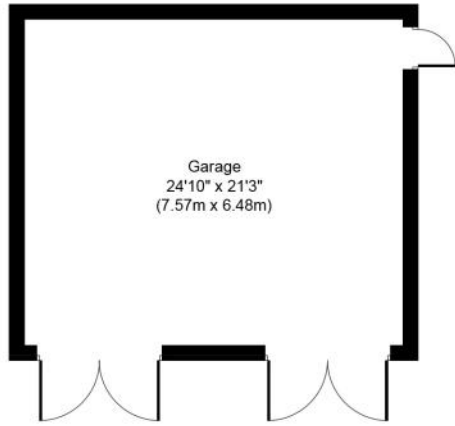
An Energy Performance Certificate is not required for this property due to it being Grade II listed.

AGENT'S NOTE

Please note, the annexe 'Sparrow Cottage' currently has tenants in situ under an assured shorthold tenancy agreement. Sparrow Cottage is separately rated Council Tax Band A.



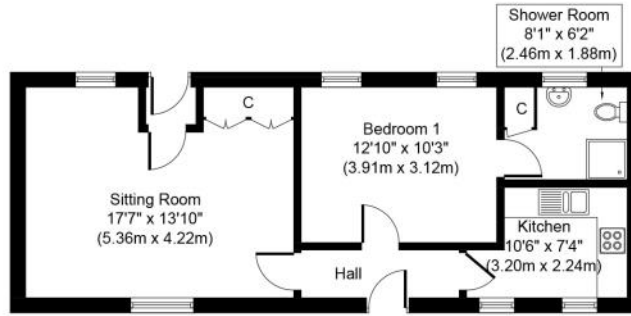
These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.



Garage
24'10" x 21'3"
(7.57m x 6.48m)

Garage
Approximate Floor Area
529 Sq. ft.
(49.1 Sq. m.)

(Not Shown In Actual
Location / Orientation)



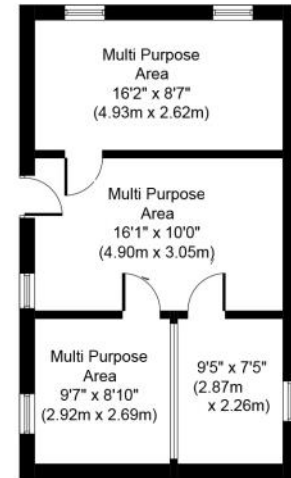
Sitting Room
17'7" x 13'10"
(5.36m x 4.22m)

Bedroom 1
12'10" x 10'3"
(3.91m x 3.12m)

Shower Room
8'1" x 6'2"
(2.46m x 1.88m)

Kitchen
10'6" x 7'4"
(3.20m x 2.24m)

Annexe
Approximate Floor Area
543 Sq. ft.
(50.4 Sq. m.)



Multi Purpose
Area
16'2" x 8'7"
(4.93m x 2.62m)

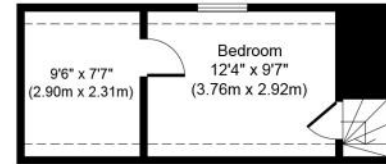
Multi Purpose
Area
16'1" x 10'0"
(4.90m x 3.05m)

Multi Purpose
Area
9'7" x 8'10"
(2.92m x 2.69m)

9'5" x 7'5"
(2.87m
x 2.26m)

Outbuilding
Approximate Floor Area
471 Sq. ft.
(43.8 Sq. m.)

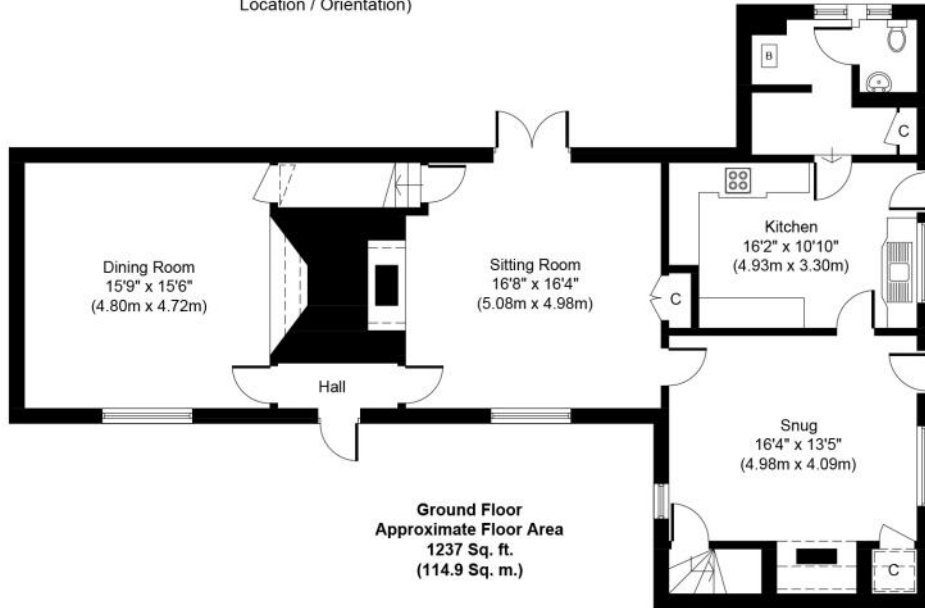
= Reduced headroom below 1.5m / 5'0"



9'6" x 7'7"
(2.90m x 2.31m)

Bedroom
12'4" x 9'7"
(3.76m x 2.92m)

Second Floor
Approximate Floor Area
207 Sq. ft.
(19.2 Sq. m.)



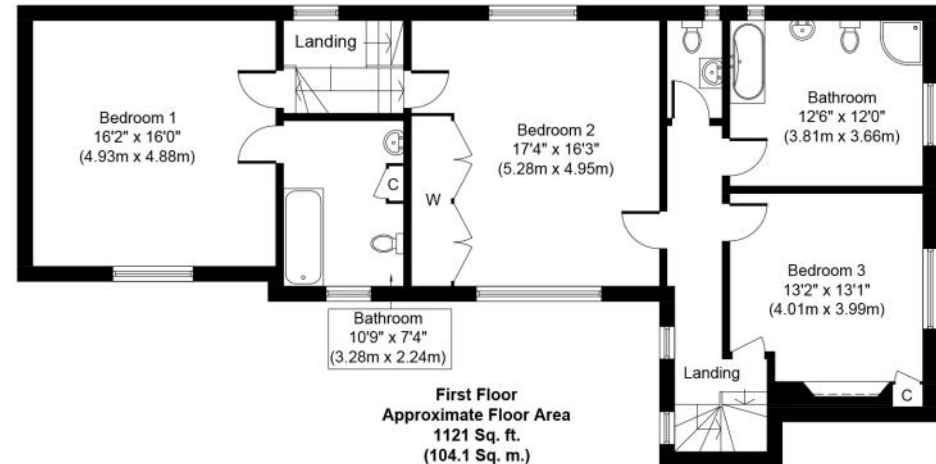
Dining Room
15'9" x 15'6"
(4.80m x 4.72m)

Sitting Room
16'8" x 16'4"
(5.08m x 4.98m)

Kitchen
16'2" x 10'10"
(4.93m x 3.30m)

Snug
16'4" x 13'5"
(4.98m x 4.09m)

Ground Floor
Approximate Floor Area
1237 Sq. ft.
(114.9 Sq. m.)



Bedroom 1
16'2" x 16'0"
(4.93m x 4.88m)

Bedroom 2
17'4" x 16'3"
(5.28m x 4.95m)

Bathroom
12'6" x 12'0"
(3.81m x 3.66m)

Bedroom 3
13'2" x 13'1"
(4.01m x 3.99m)

Bathroom
10'9" x 7'4"
(3.28m x 2.24m)

First Floor
Approximate Floor Area
1121 Sq. ft.
(104.1 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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