



THE STORY OF

Cedar House

Shipdham, Norfolk

SOWERBYS



S

THE STORY OF

Cedar House

High Street, Shipdham,
Thetford, IP25 7PA

Elegant Grade II Listed Family Home
Sitting Central within a Popular Village
Occupying a Two-Acre Plot (STMS)

Beautiful Established Gardens,
Overlooking Paddocks

A Total of 4,923 Sq. Ft. of Accommodation
Including Outbuildings

Unconverted Outbuilding, Offering Potential
Impressive Wine Cellar

Ample Parking and Vehicular Access to Rear Plot

Amenities Close within Walking Distance

Access to North Norfolk Coast and Countryside

SOWERBYS DEREHAM OFFICE

01362 693591

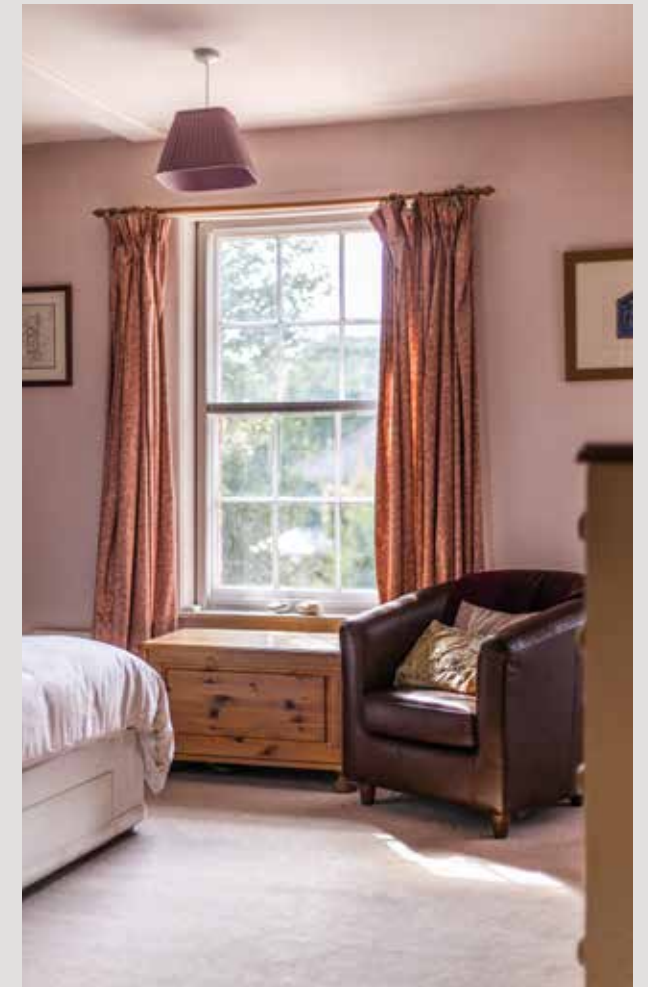
dereham@sowerbys.com



“Cedar House was always a home first, Georgian house second: a stunning home in a lovely village.”

Cedar House sits centrally within the popular village of Shipdham, in the heart of Norfolk. The village is an ideal location to raise a family with a good number of amenities, including a Primary School, Post Office, cafe and large park. It has a real sense of community and many active clubs and organisations. The village also offers a wealth of history: the former Airbase was home to the famous 8-ball squadron (USAAF) during WWII. Furthermore, Shipdham was a medieval village with a reference in the Domesday book and a church dating from the 13th century. Keen historians will also enjoy the local history group's activities.

Standing proud in an elevated position, occupying a two-acre plot (STMS), this Grade II listed period home on first appearance is an elegant Georgian farmhouse, however this property has so much more to offer. Dating back to 1797, a later Victorian extension was added to the rear, which not only vastly improved the accommodation, but also provides a unique facade to the side elevation. Furthermore, there are large unconverted outbuildings bursting with original features, which could sympathetically be converted for holiday let use, subject to the relevant permissions.





The gardens are a real feature of this property and have been an important part of life for the whole family for the past 25 years, there's so much to explore and the family have created many different parts to the gardens. The front gardens are surrounded by mature trees providing privacy and a great place for eating breakfast alfresco. Additionally, it is an ideal space for hosting parties or gatherings, the owners themselves have hosted two weddings at the property.

Continuing further into the plot, you pass the rockery garden, fitted with a water feature, and several great places to sit throughout the day. The allotment garden houses a fruit cage and two generous greenhouses ideal for those looking to enjoy the 'Good Life'.

“It's just visually stunning, a lovely garden with lots of outside space for the children to play and grow up in.”

Walking through a five-bar gate into the rear plot, you are completely surrounded by your own grounds, which are a real haven for wildlife. There is an orchard along the rear boundary with sweeping pathways into the nature garden, and a woodland area with lots of fabulous places to sit and enjoy the outdoors. One of which is the 'Mud Hut', the perfect place to relax and take in the tranquil, picturesque location overlooking the paddock and magnificent sunset views.





“It’s hard not to stay outdoors when living here. The view across the paddock and into the fields beyond at sunset is spectacular.”





“The gardens have been transformed. We’ve turned what was originally a field into a wonderful garden.”





Stepping inside Cedar House, this lovely family home provides the flexibility and versatility to suit any buyer's needs, including those looking for multi-generational living or to run a business from home. The internal accommodation extends to 3,158 sq. ft. expanding across three floors, including a fantastic wine cellar.

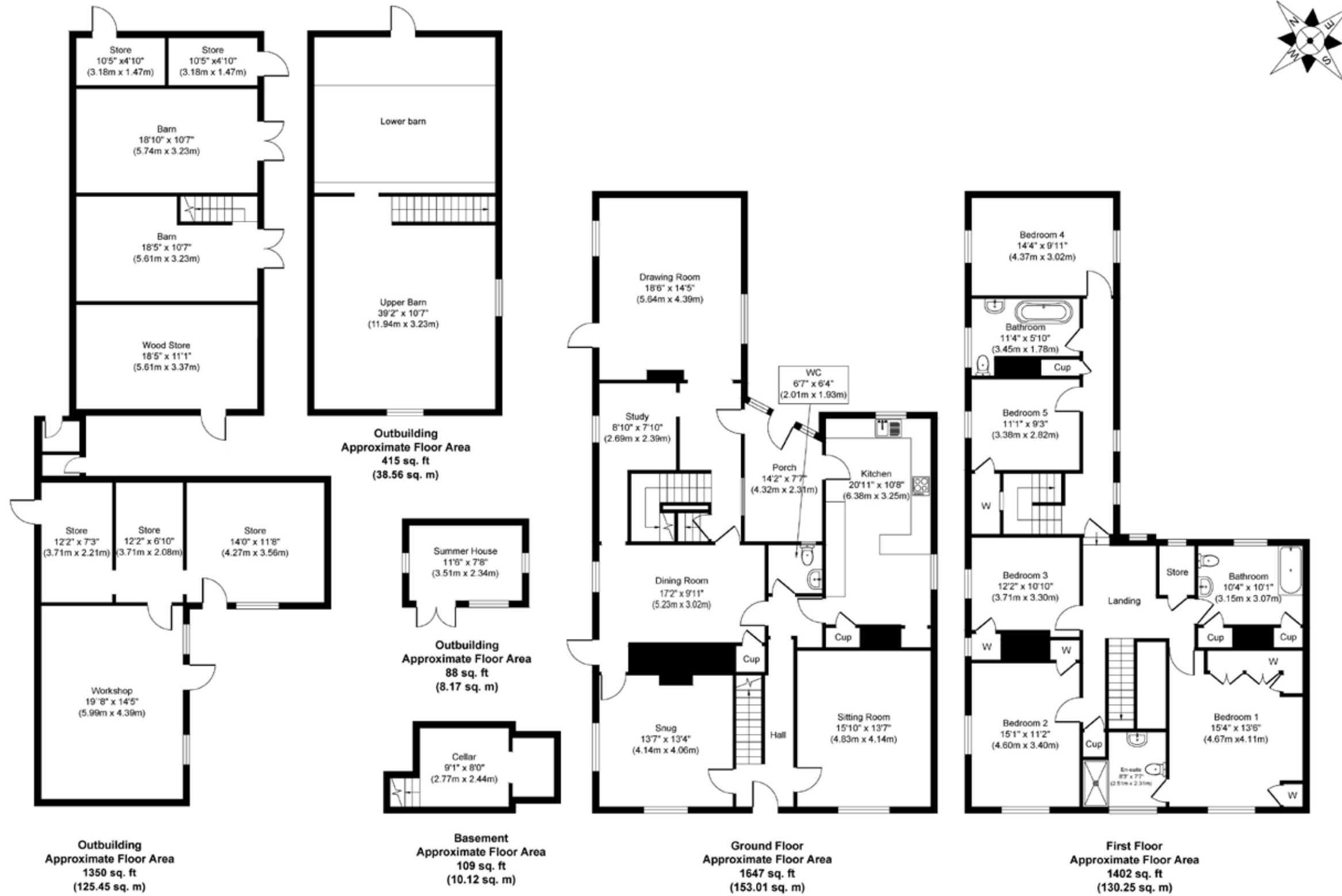
Upon entering the ground floor into the entrance hallway, doors lead into the front two reception rooms and an original staircase rises to the first floor landing. The dual aspect snug houses a wood-burning stove, perfect for cosying up on winter evenings. The dining room enjoys views across the front garden, and is located next to the kitchen, ideal for having the family over for Christmas.

“We love to cosy up in the sitting room in front of the wood-burner.”

The drawing room is positioned to the rear of the property, benefiting from dual aspect views of the side courtyard and front garden. There is a second wood-burning stove and two doors leading out onto the gardens. The study is a great place to work from home, and can be accessed from the rear of the property without having to bring clients through the main living space. The kitchen has a country feel and boasts a good amount of storage space. There is also space for a breakfast table for casual dining throughout the week. The remaining space downstairs includes a cloakroom, rear porch, and lots of original storage.

Upstairs offers similar space to the ground floor, benefiting from dual staircases, ideal for those wishing to create an annexe. The original part of the property offers three bedrooms including the principal suite, complete with ample storage and en-suite shower room. The central landing houses both a large storage cupboard and a separate linen cupboard, and the family bathroom. Two steps lead into the Victorian extension with two further bedrooms and a bathroom.





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.

Copyright V360 Ltd 2022 | www.houseviz.com



ALL THE REASONS

Shipdham

IN NORFOLK
IS THE PLACE TO CALL HOME



Almost two miles in length, Shipdham is Norfolk's longest village nestled between the market towns of Watton

and Dereham in the Breckland region and a designated Conservation Area.

Noted in the Domesday Book as a thriving, well-established settlement of 70 households, it was one of the largest of the time with a church and woodland. During World War II, the village became home to the USAAF 44th bomber group, which was based at its airfield, and the historic site is now home to Shipdham Aero Club and museum.

Today, Shipdham has a thriving community with a GP surgery, Post Office, nursery and primary school, shops, large park and local pub making it a fantastic village for all ages. Along with a clutch of beautiful period properties, Shipdham has grown in recent

years with the development of several quality new-build developments which have been sympathetically incorporated within their rural setting.

Less than 6 miles away is the classic market town of Dereham, an architectural haven with plenty of Georgian gems set on generous plots, blended with more recent developments.

A twice weekly market appears on Tuesdays and Fridays, along with a strong cohort of independent and specialist shops and free parking, making the town a fabulous place for an afternoon spent browsing.

With good local schools, a leisure centre and golf course, Dereham and its surrounding villages, such as Shipdham, are fantastic locations to enjoy the best of Norfolk country living.



Note from the Vendor



The historic city of Norwich

“We love the community here, Shipdham is a busy, vibrant village. It's also wonderful being close to the north Norfolk coast and the beautiful, historic city of Norwich.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating and two wood-burning stoves. Telephone line connected, satellite dish installed and super-fast fibre broadband available.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

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

TENURE

Freehold.

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.

SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL