



Red House Farm
Yaxham | Norfolk | NR19 1SB

HOME ON THE FARM



In a quiet rural location just outside the sought-after village of Yaxham, this amazing detached family home stands on a plot of just over 1 acre (1.1 stms). Offering four double bedrooms, family bathroom and an attic room on the first floor, the ground floor boasts a wealth of living space on with an extensive 'U' shaped open-plan family room incorporating the kitchen, dining and lounge areas with bi-fold doors leading out to the garden, as well as a sitting room, a further lounge, and a conservatory. There is also a fully self-contained one-bedroom annexe which is currently a successful holiday let. Enclosed by fencing, the grounds are stunning with extensive lawned areas and the feature of a wonderful pond with a fountain at their centre. Also outside there are electric gates leading to parking for 4-6 cars, a large wooden workshop and a triple cart shed, while to the front there is additional parking for several vehicles on the shingled drive.







- Detached Family Home in Rural Village setting
- Attached Annexe which is currently used as a successful Holiday Let
- Sitting in a plot of just over 1 acre (1.1 stms)
- Main home with Sitting Room, Snug/Home Office & Conservatory
- Open Plan Kitchen, Dining and Living Room, Utility
- Four Bedrooms, Family Bathroom & En-Suite
- Annexe with Open plan Kitchen and Living Room, One Bedroom and Bathroom
- Total Accommodation extends to 3449sq.ft
- Energy Rating E

Perfect Family Home

“As soon as we walked through the door to Red House Farm, we both knew this is where we wanted to grow our family. From the large light and airy rooms that circle the downstairs giving a real sense of open style living and space, through to the French doors which open onto the beautiful spacious grounds – we knew that it would be a perfect family home,” the current owners said. And they have certainly gone to great lengths to improve on the property during their time in residence. “We have replaced the old derelict stable block with a very large workshop which is used for our carpentry business; however, this would lend itself to a multitude of potential uses, such as working from home to anyone such as a dog groomer or an artist!

We have also built on a stunning one-bedroom extension which is currently as a very successful holiday let. Due to the double internal doors, this annexe can be opened up as part of the house so is ideal for multi-generational living.”

“The kitchen and open family room lends itself to entertaining family and friends, but it’s also a space that we spend most of our time in, enjoying a coffee whilst watching the kids play or taking in the view of the garden and its visiting wildlife. The snug is our favourite place to snuggle down for a good film, and our evening retreat to relax once the children have gone to bed!”

“The property is spacious with lots of storage and those conveniences that make life easier,” the owners said. “These include a downstairs lavatory and shower room, and a boot room (which is ideal for country living), and electric gates to the back driveway so allowing for easy access and additional parking. We have also recently installed cctv cameras for additional security.”

When asked what they will miss most about their home, they replied, “The feel of the house is just indescribable as it’s large and spacious, yet it feels cosy and welcoming every time you walk through the door.”

Amazing Garden

To the front of Red Farm House, there are a number of established trees and a lawned area, ample parking for several vehicles on a shingled driveway and, down the side of the property, another shingled driveway which provides access to the triple garage located further back on the plot. To the rear of the property, there is a large enclosed rear garden which is mainly laid to lawn and enclosed by fencing. “We only have one neighbour on one side of the property, but they are set back so we are not overlooked at all,” the owners explained.



To the centre of the garden there is a wonderful and quite substantial pond with a fountain which is fully enclosed by fencing. "The decking over the large natural pond provides a beautiful and peaceful experience," the owners said of the wooden decked area beside the pond with outside lighting. When asked about their favourite memories of time spent in the garden, the owners replied, "Listening to the fountain, counting the many Koi and wild birds and watching the weeping willow sway in the summer breeze is just a piece of heaven."

Charming Village

"With only about seven properties on our quiet country lane, the property and its setting are unique. We are surrounded by rolling countryside, making it an ideal place for dog walking right on your doorstep," the present owners said. "However, there are local village shops and pubs/cafes a few minutes' drive away, and many of the main supermarkets and stores are just three miles up the road. These include Tescos, Aldi, Homebase, Kwik Fit, Halfords and many more."

The charming village of Yaxham offers local amenities including The Yaxham Mill public house and restaurant, Yaxham Waters farm shop and tearoom, and a primary school. While the location represents some of the best of country living, a number of the region's main arterial roads are not far away; the A47 provides access to Norwich to the east, and King's Lynn and the Midlands to the west, while the A11 provides access to London or north to the A1. Norwich offers an international airport and mainline rail link to Liverpool Street, London, being approximately 1 hour and 50 minutes away. Downham Market, approximately 40 minutes' drive away, provides a mainline rail link to Cambridge and King's Cross, London.











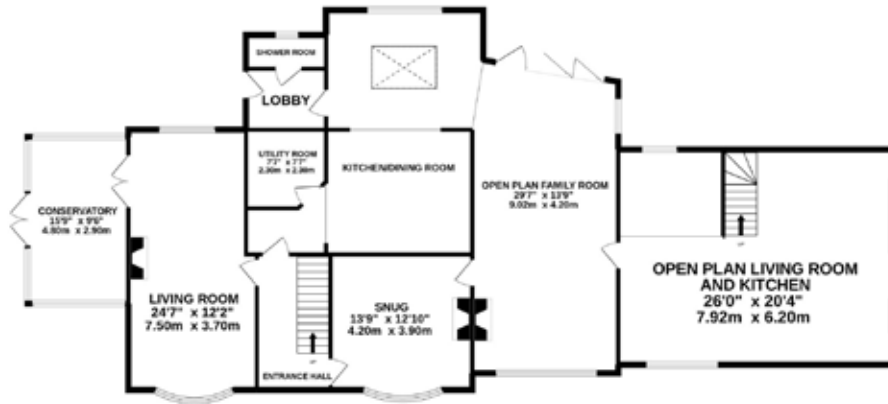




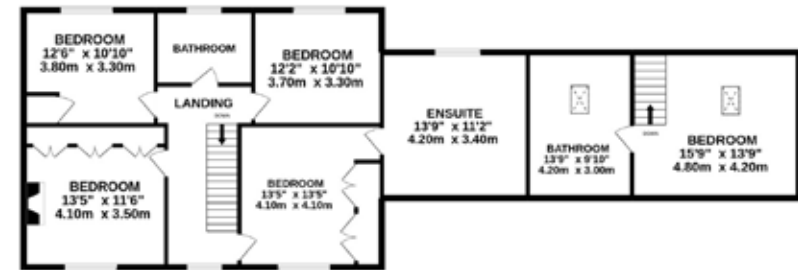




GROUND FLOOR
2091 sq.ft. (194.2 sq.m.) approx.



1ST FLOOR
1358 sq.ft. (126.2 sq.m.) approx.



TOTAL FLOOR AREA : 3449 sq.ft. (320.4 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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On Your Doorstep...

There is easy access to the market town of Dereham with a large range of amenities including two superstores, a newly constructed leisure centre, a good range of shops, library, cinema, hotels and restaurants. You also have easy access on to main trunk roads into Norwich, Kings Lynn and out of county areas.

How Far Is It To?...

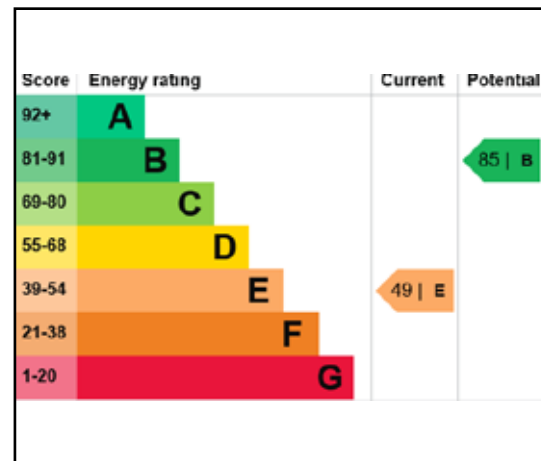
Yaxham lies approximately 12 miles south-east of Fakenham and 16 miles south-west of Norwich. Fakenham has the famous Fakenham Race Course, Pensthorpe Waterfowl Park and The Thursford Collection right on its doorstep, while the Cathedral City of Norwich offers a wide range of cultural and leisure facilities and a variety of good schools both in the public and private sectors. Norwich also has its own main line rail link to London Liverpool Street and an international airport.

Services and District Council

OFCH, Mains Water & Septic Tank
 Beckland District Council
 Council Tax Band F £2812.52 PA

Tenure

Freehold



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