



THE STORY OF

The Old Coach House

Shipdham, Norfolk

SOWERBYS

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The Old Coach House

Chapel Street, Shipdham,
IP25 7LB

A Charming, Detached Coach House

Modern, Converted Barn-Style Property with
Plenty of Character Features Throughout

Quiet Location within a Well-Served Village

Accommodation Extending to Approximately 1,939 Sq. Ft.

Three Bedrooms in the Main House, With
an En-Suite to the Principal Bedroom

Open-Plan Living Accommodation

One Bedroom Self-Contained Annexe, With
Great Potential for a Successful Holiday Let

Parking for Several Cars, Plus a Cart Shed

Landscaped Gardens with a Sunny,
Outdoor Paved Entertaining Space

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“A characterful and spacious home in a quiet location within a lovely village.”

The Old Coach House, like the name suggests, was once upon a time a place of work and functionality. However, after a serious amount of love and attention the building is now an adored home. With three bedrooms in the main house and a self-contained, one bedroom annexe to the rear of the property, it still has elements of being a functional workhouse, but there is a clear and abundant feeling of being a cosy family home.

Entering the property, you are welcomed into the central hallway and in this case

all the rooms in the main house stem from here. The large open-plan kitchen/dining/living room, is the hub of the home. With multiple windows and large bi-folding glass doors, this room is always a bright and airy space, filled with natural light. However, when the nights draw in and the temperatures drop, the feature brick wall, wood-burner and exposed wooden beams create a warm and cosy atmosphere for the whole family to enjoy. To the opposite end is a modern kitchen with a breakfast bar and a hidden utility room wrapping around towards the back of the property.



“We love the open-plan kitchen and dining/living area, it’s so cosy with the wood-burner!”



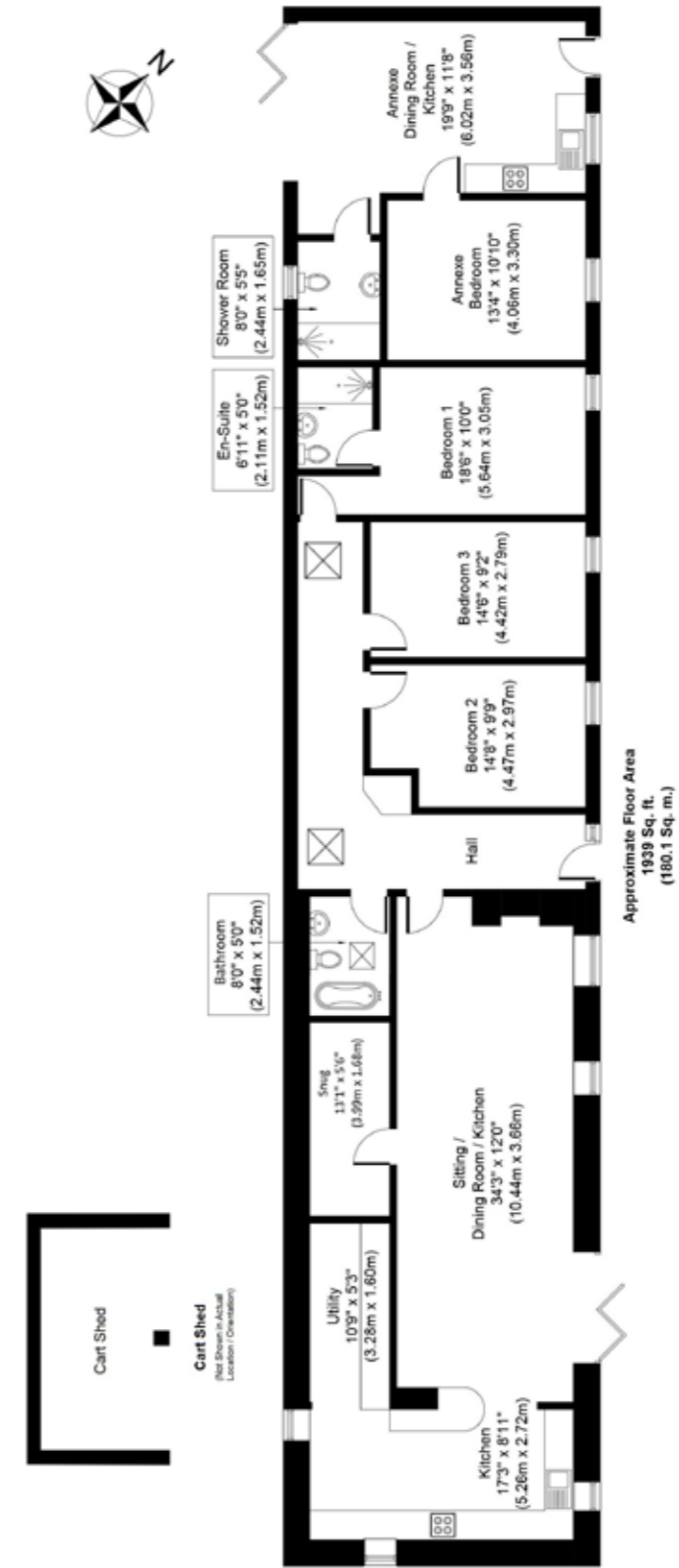


Further along the hallway we have the family bathroom and three double bedrooms. The principal bedroom enjoys its own en-suite shower room.

To the very rear of the property is a self-contained annexe, which has an open-plan kitchen/living room, bi-fold doors onto a private courtyard, spacious double bedroom and a shower room. This is great accommodation for family, but could equally be an amazing extra income if run as a holiday cottage.

Outside there is parking for several cars on the long-shingled driveway, a double cart shed, and a beautiful landscaped garden with a paved entertaining area.





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.



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 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 country 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



Thetford Forest

“The village itself is lovely but we also enjoy heading to Thetford Forest and Peddars Way for a good walk.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, drainage and gas fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 3832-8220-7209-0738-1296

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.

TENURE

Freehold.

AGENT'S NOTE

The driveway is shared access from the main road.

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



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