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THE STORY OF  
Wents Farm House  
*Methwold, Norfolk*

SOWERBYS



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THE STORY OF

# Wents Farm House

Northwold Road, Methwold, Norfolk  
IP26 4PG

●  
A Striking, Individual Period Detached Farmhouse  
Amenities and Train Station within a Short Commute  
and a Local Shop within Walking Distance

An Array of Original Features and Character

Total Accommodation Extends to 2,593 Sq. Ft.

Three Double Bedrooms and Three  
Impressive Reception Rooms

Dual Aspect Kitchen/Dining Room

Upstairs WC and Downstairs Bathroom Suite

Plot of 0.54 Acres (STMS) Expanding  
Around the Entire Property

Detached Garage with Inspection Pit and Ample  
Off-Road Parking via a Shingled Driveway

Up to 3 Acres of Adjoining Land is Available  
to Purchase by Separate Negotiation

●  
SOWERBYS WATTON OFFICE  
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watton@sowerbys.com







“A welcoming, peaceful and relaxing home.”

Set within a peaceful, picturesque location on the fringe of a popular Norfolk village with striking panoramic views, and with the convenience of local amenities and public transport within a short commute.

Wents Farmhouse is a striking, individual period home, constructed in a mixture of solid chalk and brick, underneath a slate roof, which has benefited from later extensions, creating a sizeable home for the family to enjoy. Formerly belonging to the neighbouring farm, Wents Farm, the house is believed to be circa. 200 years old and is bursting with all the charm and originality you'd expect from a farmhouse, sitting centrally within 0.54

acres (STMS) with private, established gardens to the front, side, and rear. In addition, up to 3 acres of adjoining land can be acquired by separate negotiation, if a prospective buyer is looking for equestrian property.

The current owners have resided at the property for the last 18 years, and have not only enjoyed and further improved the property by adding a generous sunroom, a detached garage and acquiring more land but have also taken full advantage of the local activities and countryside walks nearby, including regular activities held at Northwold social club and even Thetford Forest on your doorstep.







The internal accommodation extends to approximately 1,936 sq. ft. Downstairs offers three impressive reception rooms, including a 27ft sitting room located centrally within the property, enjoying field views to the front aspect. Furthermore, there are two brick surround fireplaces, housing wood-burning stoves, and beautifully kept block weave flooring which expands into the kitchen/dining room. The dual aspect kitchen was an extension prior to our vendors ownership and is fitted with a range of wall and base storage units, with space for an electric range oven. There's also ample space for a dining table. The snug, arranged as a study could make the perfect place to work from home, or could provide a playroom for the children. The sunroom was sympathetically added by the current owners and offers a great place to enjoy throughout the day.



“Our favourite room is the sunroom - it's so light and bright, with sunlight all year round.”

The remaining space downstairs includes a porch to the front, leading out onto the front garden, and a spacious hallway with access into the downstairs bathroom suite and with stairs rising to the first floor landing.

Upstairs are three bedrooms and a first floor cloakroom, benefiting from a view from every window and fitted wardrobes to two of the three bedrooms.







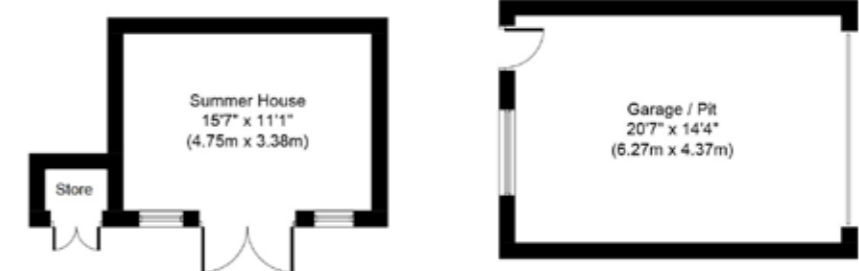


The grounds extend to 0.54 acres (STMS), and include a generous shingled driveway behind a set of five bar gates, providing ample parking and space to house a caravan or motorhome. A detached garage towards the rear boundary has an inspection pit, perfect for buyers looking for a hobby. Furthermore, the grounds to the side, rear and front have been established by the current owners. Mature hedging runs along the rear and side boundaries providing privacy and a private place to entertain family. The decked area has had the groundwork carried out for a swimming pool, and it's ready for plumbing and a liner to be installed. There's also summerhouse and six seater hot tub included.

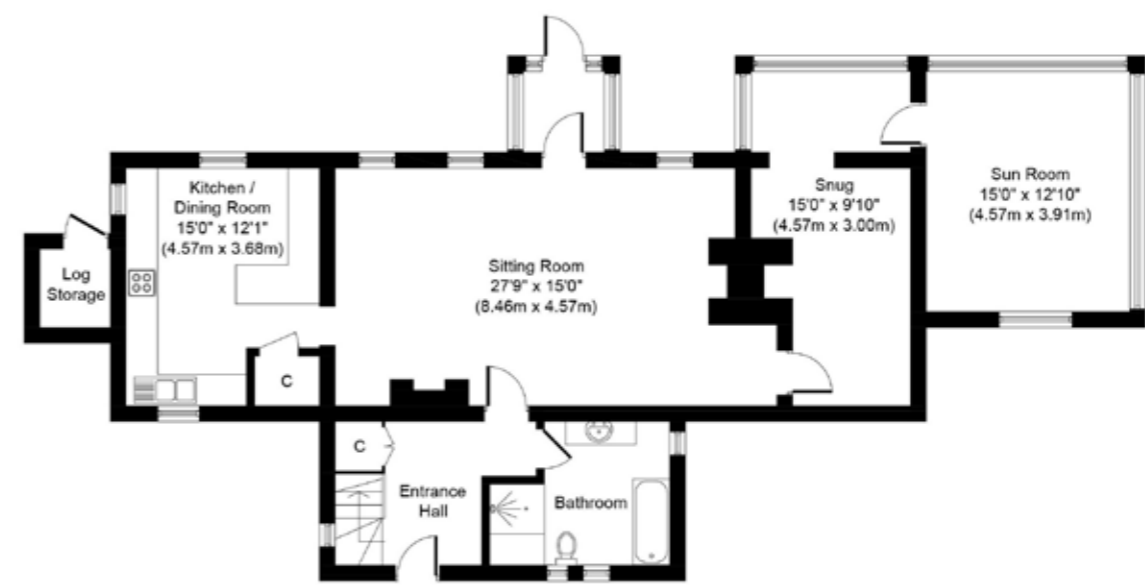
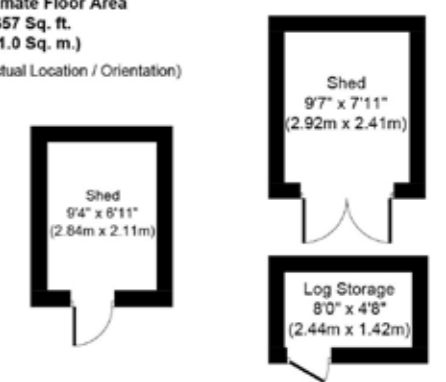
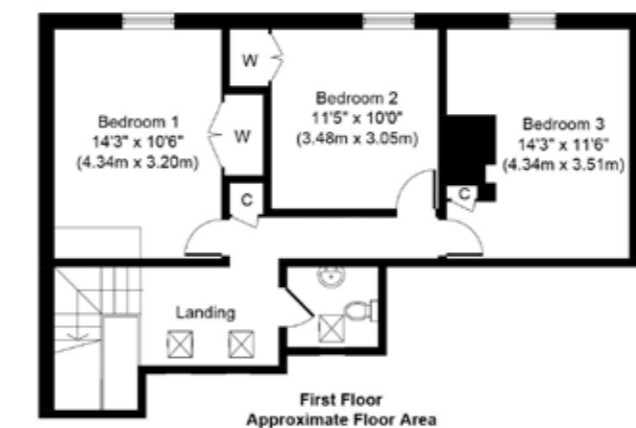


“We enjoy a stroll down the farm track next to us with wonderful views across the fields, and it's only a short drive to Lynford Hall with lovely walks around the arboretum and lakes.”





**Outbuildings**  
 Approximate Floor Area  
 657 Sq. ft.  
 (61.0 Sq. m.)  
 (Not Shown In Actual Location / Orientation)



**Ground Floor**  
 Approximate Floor Area  
 1271 Sq. ft.  
 (118.1 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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ALL THE REASONS

# Methwold

IN NORFOLK  
IS THE PLACE TO CALL HOME



A civil parish in the English county of Norfolk, on the edge of the Norfolk Fens and Breckland. The rural

village of Methwold, which lies on the edge of the Thetford Forest, offers a church, post office, secondary and primary schooling, sports facilities, a public house and other amenities.

Approximately 20 miles away, perched on the banks of the River Ouse, King's Lynn has been a centre of trade and industry since the Middle Ages, and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

King Street, which runs from Tuesday Market Place to the Custom House, was once known as 'Stockfish Row' for the number of fish merchants that lived there. With a listed building every 26ft, Sir John Betjeman described it as one of the finest walks in England.

With Cambridge, Peterborough and Norwich all within an hour's drive and a direct rail line into London King's Cross arriving in the capital in just 1 hour 40 minutes, King's Lynn continues to attract a growing number of professionals seeking an easy commuter route. It's easy to see the appeal of this central location with a clutch of high street retailers and independent restaurants in the town's Vancouver Centre. The Majestic Cinema and King's Lynn Alive Corn Exchange are the place to catch a film or show, or check out what's on at St George's Guildhall, the UK's largest surviving medieval guildhall, today a vibrant arts centre.

A stunning cluster of Georgian architecture sits to the west of town and the streets surrounding The Walks, a Grade II listed, 17-hectare park where elegant folk once promenaded. Families still enjoy weekend walk or a Sunday concert in the park and don't miss The Red Mount, once a wayside stop for pilgrims headed to the shrine of Our Lady of Walsingham, to take in the incredible, elevated views.



Note from the Vendor



Thetford town centre

“We've loved the panoramic views, the abundance of wildlife, and the rural location, whilst being only 15 minutes from supermarkets and the train station”

THE VENDOR



SERVICES CONNECTED

Mains electricity and water. Drainage to septic tank. Oil fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref:- 0828-3921-4209-9682-6204

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.

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# SOWERBYS



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