



Willow Farm
Pye Lane | Southburgh | Norfolk | IP25 7TL

PRETTY IN PINK



“With chocolate box good looks, this thatched farmhouse is sure to win you over right from the start. When you begin to explore, you’ll find it’s been beautifully renovated throughout and finished with great style and flair, whilst remaining true to its heritage. Grade II listed, it comes with a couple of outbuildings and sits in a plot of around 2 acres, so there’s plenty to see and a lot to enjoy!”



KEY FEATURES

- A beautiful 16th Century Grade II Listed, Timber Framed, Thatched Farmhouse situated in the village of Southburgh
- Four Bedrooms; Family Bathroom
- Kitchen Breakfast Room with Separate Utility and Shower Room
- Three Receptions and a Study Area
- Character found throughout with Beams and Fireplaces
- Outbuildings include a Double Cart Lodge with Workshop and a Store, Summer House and Greenhouse
- The Grounds extend to around 2 acres
- The Accommodation extends to 1,849sq.ft
- No EPC Required

Dating back to the 16th century, this home must have a tale or two to tell! As you wander through the rooms, noting the period features, you can't help but wonder who has passed through these doors over the centuries. Today the former farmhouse offers the perfect blend of period character with contemporary chic and has been beautifully and sensitively renovated by the current owners, who clearly have an excellent eye for design. For any family or for a couple, this is the perfect period property to call home.

Say Cheese!

Whilst the original parts of the house date back to the 16th century, there are later additions, from around 1800 and the mid 1900s. But the big thing that sets this property apart is the discovery of a room tax sign – a highly unusual feature. Back in 1696, King William III introduced a window tax. Glazing was expensive, so it was decided that the more windows your property had, the wealthier you were likely to be. However, certain rooms were exempt, including dairies and cheese rooms, providing they were labelled as such. Hence the 'Cheese Room' sign here means that particular window wouldn't have been counted for tax purposes. You see these signs more frequently on homes in the north of England, but it's very rare to find one in this region.

Meeting Many Needs

Great for a family or for a sociable couple, this cosy yet spacious home is very flexible. On the ground floor there are two very generously-sized reception rooms, each with a gorgeous inglenook fireplace. The owners use one as a dining room and one as a sitting room, and both have beautiful herringbone wood effect porcelain tiled floors and lovely old oak timbers.





KEY FEATURES

Beyond the dining room is the stunning kitchen breakfast room, with central island unit where you can sit and chat while preparing food. There's a useful utility and ground floor shower room to the rear of the property with underfloor heating, while back at the entrance you also have a study area and a family room. The owners were renovating the property when they started a family, so having the extra area to keep toys contained has proved handy! You can imagine this also working well as a room for teens to hang out or entertain friends, leaving parents with their own space at the far end of the house. An all-round winner!

Views To Catch The Eye

Upstairs, the property has four bedrooms, three of which are large doubles. One has a walk-in wardrobe and a door to the master bedroom, which can also be accessed independently. The bathroom is spectacular, with a fabulous free-standing bath on a stylishly tiled plinth, as well as his and hers basins with underfloor heating. Not surprisingly given the location, all the bedrooms have a lovely outlook. There's only one immediate neighbour, so you look over grass and out across fields, with nothing to spoil the view.

Get Out And About

The grounds extend to around 2 acres and include a double cart lodge with storage and a separate outbuilding for your ride-on mower. The gardens have been designed to be easy to care for whilst still creating nice surroundings and a keen gardener will be in heaven here. There's plenty of grass where children can play or dogs run around. There's also a lovely gated courtyard. You'll see lots of wildlife, including birds of prey, families of deer and many garden birds. It's incredibly quiet and peaceful and you can enjoy a strong connection to the countryside and to the changing of the seasons, yet when you need to get out and about, you don't have to go far. The beautiful market town of Hingham is just down the road, with Dereham, Watton and Wymondham also within easy reach. A ten-minute drive will take you over to the A11, from where you can travel into Norwich or out of the county with ease.























Ayla







INFORMATION



On The Doorstep

The property is located within the village of Southburgh, not far from the Georgian market town of Hingham which has a well regarded GP surgery, a primary school, a library, several tea shops and The White Hart pub. There is easy access to the market town of Dereham with a larger range of shops including two superstores, a leisure centre, a 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?

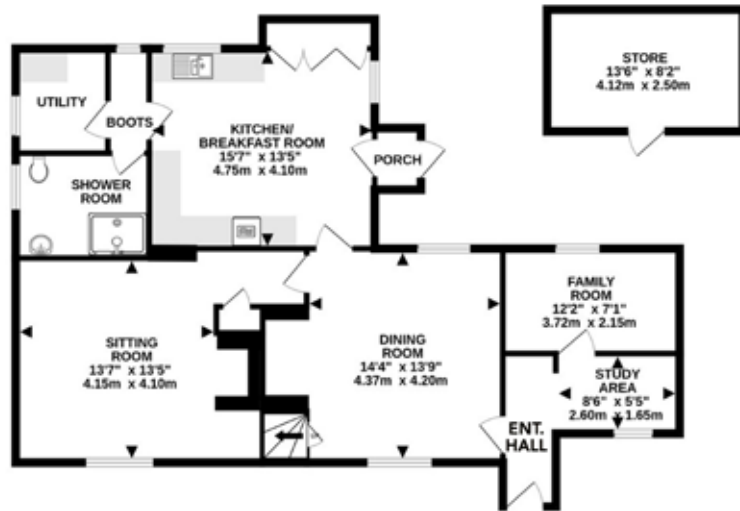
Southburgh lies approximately 15 miles south east of Fakenham and 16 miles north west of Norwich. Often described as the 'gateway to the north Norfolk coast', the thriving market town of Fakenham has the famous Fakenham Race Course, Pensthorpe Waterfowl Park and The Thursford Collection right on its doorstep. 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.

Directions

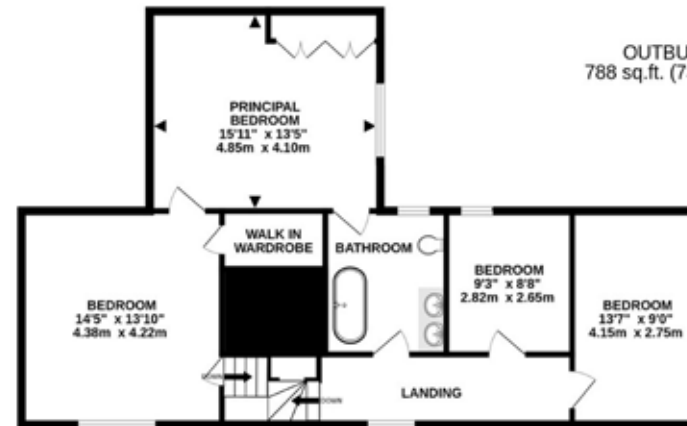
Leave Norwich on the B1108 Watton Road proceeding through the villages of Barford and Kimberley, upon reaching Hingham continue through the market square and continue on the B1108. Shortly after the Hingham Sports and Social Club turn right onto Woodrising Road. Follow this road taking the right hand fork and then after a short distance turn right onto a lane and then shortly after turn left onto Pye Lane and the property will be found on the right hand side.

Services, District Council and Tenure

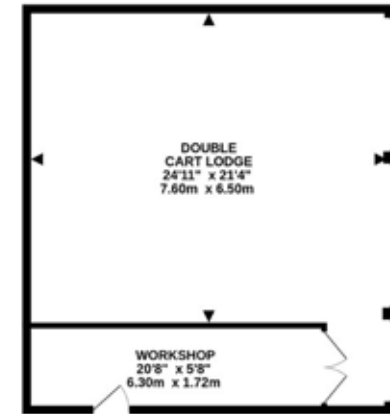
Oil Central Heating, Private Water via Borehole and Private Drainage via Septic Tank
Breckland District Council – Council Tax Band F
Freehold



GROUND FLOOR
997 sq.ft. (92.6 sq.m.) approx.



1ST FLOOR
852 sq.ft. (79.1 sq.m.) approx.



OUTBUILDINGS
788 sq.ft. (73.2 sq.m.) approx.

FLOOR AREA - HOUSE (EXC. OUTBUILDINGS) : 1849 sq. ft. (171.7 sq. m.)
TOTAL FLOOR AREA : 2636 sq.ft. (244.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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