



THE STORY OF

Pond Farm

Swanton Morley, Norfolk

SOWERBYS



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Pond Farm

40 Greengate , Swanton Morley, Norfolk
NR20 4ND

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Impressive Brick and Flint Barn Conversion

Beautifully Landscaped Grounds
Extending to One Acre (stms)

Highly Versatile and Spacious Living Accommodation

A Total of Five Bedrooms

Four Delightful Reception Rooms

Stand Out Double-Height Vaulted Sitting Room

Exposed Timbers, Beams and Brick Throughout

Walled Courtyard Garden

Integral Double Garage and
Additional Garage/Workshop


Vendors Found

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“An airy, light and family home, with a wonderful garden and lovely views.”

Pond Farm, a truly remarkable and expansive brick and flint barn conversion offering in excess of 3,000 sq. ft. of highly versatile and beautifully designed living spaces which have been home to the current owners and their family for many happy years.

Situated on a delightful plot of one acre (stms), this exceptional property boasts meticulously landscaped gardens backing onto some delightful countryside - creating a serene and picturesque setting.

The moment you enter, you'll be greeted by the spaciousness and quality that sets Pond Farm apart. Thoughtfully laid out, the home features spacious and well-appointed accommodation, offering the

flexibility to suit a variety of lifestyle needs. With a choice of five bedrooms, with potential for more, there is ample space for a growing family, welcoming guests, or creating dedicated areas for a home office or space to unwind in hobbies.

The original character of the barn conversion shines through. Exposed wooden beams, brickwork, and vaulted ceilings create an ambiance of warmth and charm. These traditional elements seamlessly blend with modern finishes and contemporary conveniences, ensuring a harmonious fusion of old-world charm and modern comfort and practicality.





At the heart of the home lies a generously sized kitchen with a must-have Aga, providing the perfect space for preparing family meals. With bi-folding doors opening out into the secluded, walled courtyard garden, this is also the perfect spot for alfresco dining on summer evenings enjoying a westerly aspect. The kitchen effortlessly connects to inviting and light-filled living areas, promoting an open and inviting atmosphere for daily living and socialising. The stand-out sitting room has full-height windows looking out over the rear gardens, exposed timbers and cosy wood-burning stove for those lovely winter nights in front of the fire.

As you explore the home you'll discover an array of additional living spaces, including a spacious dining room for formal gatherings, a cosy music room for relaxation, and a study/home office for those seeking a quiet workspace. The property also includes well-appointed bathrooms and convenient storage solutions throughout.

Bedrooms are well catered for within Pond Farm, as currently utilised, there are a choice of five spacious options. The principal room is conveniently positioned on the ground floor with its own dressing area, a well-appointed en-suite bathroom and even double doors out to the side garden. Bedroom two is accessed from its own staircase from the entrance hall and is the perfect place for guests to stay, with scope for the addition of an en-suite in the future. The remaining three bedrooms are accessed via a staircase from the sitting room and each of these rooms is of excellent proportions, well-served by the family bathroom.





The property's integral double garage affords excellent scope for conversion for those seeking additional living space, already enjoying a bedroom above the garage, this creates an excellent annexe potential for the home, subject to the necessary consents.

Outside, the beautifully landscaped gardens offer a tranquil escape and provide ample space for outdoor activities and enjoyment.



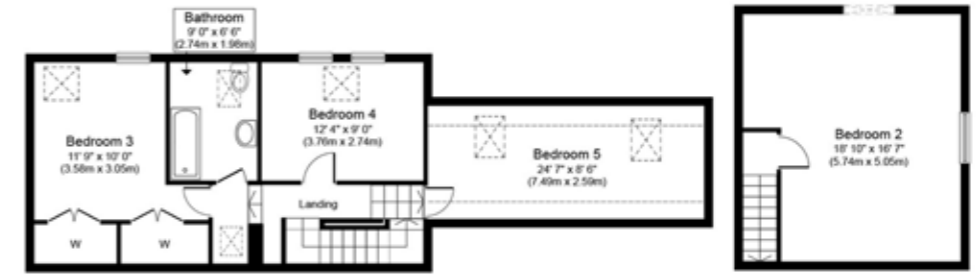
“We’ve loved watching the garden from various points throughout the house.”



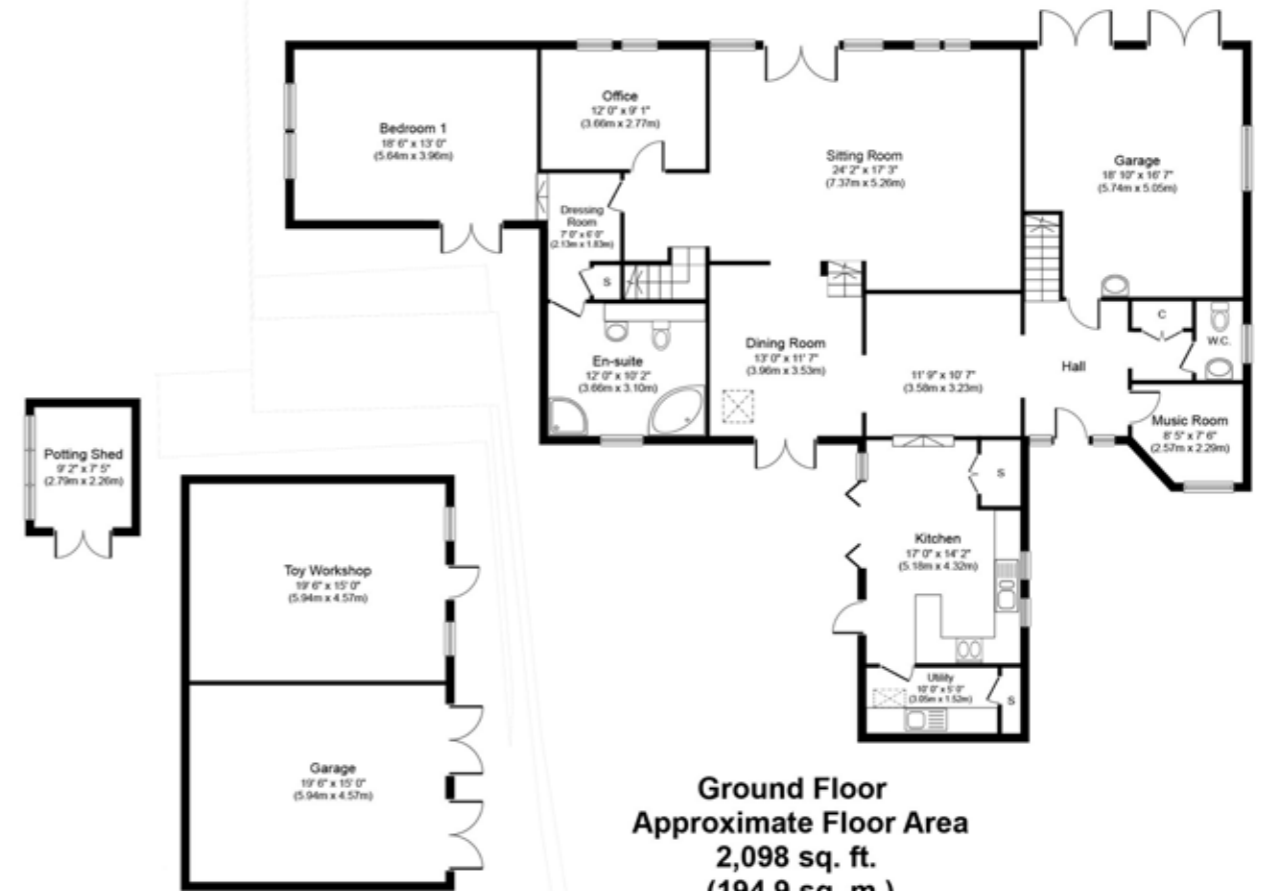
The rear of the property features an open aspect allowing sun to flood the gardens throughout the day and backs onto some exquisite field views. To the side of the property is the aforementioned walled courtyard garden, lawn and well-stocked borders wrap-around to the side and then open up to the rear to create several areas to enjoy.

Laying behind the property is a further large garage/workshop and covered wood-store which is timber framed and under a pantiled roof. Additionally a potting shed and a glasshouse provide convenient use for the green fingered amongst us. The rear gardens are extremely well-stocked and manicured, a true gardener's delight.





First Floor
Approximate Floor Area
951 sq. ft.
(88.4 sq. m.)



Ground Floor
Approximate Floor Area
2,098 sq. ft.
(194.9 sq. m.)

Outbuilding
Approximate Floor Area
591 sq. ft.
(54.9 sq. m.)

(Not shown in actual position.)

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

Swanton Morley

IN NORFOLK
IS THE PLACE TO CALL HOME



With All Saints' Church in its centre, dating back to the 14th century, the village of Swanton Morley is a picturesque, rural village in the heart of Norfolk with a thriving community.

The well-served village has amenities such as a doctors surgery, village shop and post office, garage and a primary school.

Situated in 9 acres of rural grounds, Swanton Morley Village Hall is a large part of the community here and home to Swanton Morley FC. From theatre productions and quiz nights to the annual firework display, there is often something happening for all to enjoy.

There are two popular public houses within the village, Darby's and The Angel, both of which serve food and hold a variety of events throughout the year such as quiz nights and live music. The local bowls club and cricket club both play on grounds near to the Angel Pub, making it the perfect spot to finish up after a game.

Venture down the River Wensum and see more of what the local area has to offer, many people come here to enjoy paddle-boarding all year round.

A wonderful location to enjoy Norfolk country living, with easy commuting access to Norwich, come and discover a Norfolk gem.



Note from the Vendor



Wells-next-the-Sea is an ideal spot on the coast to enjoy and explore.

“We’ve loved the north Norfolk coast, going for walks and to see things - regardless of the weather.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

E. Ref:- 0320-2356-3230-2107-6815

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.

LOCATION

What3words: ///stability.richest.protests

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