



Coe Farm
Long Road | Saham Waite | Shipdham | Norfolk | IP25 7RQ

FINE & COUNTRY

LITTLE CORNER OF PEACE



In the peaceful hamlet of Saham Waite approximately three miles from Shipdham village, this skilfully extended property stands on a plot approaching one acre with the most breathtaking and unobstructed field views to three aspects.

Offering four bedrooms, and a large open plan kitchen/diner/living room with a wood burner, it certainly provides the wow factor!

Within the enclosed grounds mainly laid to lawn and with a substantial terraced area and raised beds, there is a workshop/garden studio with an electrical supply which was previously used as a home office.

To the side of the property with gated access there is a shingled area with off-road parking for numerous vehicles.



KEY FEATURES

- A fantastic Renovation and Extension of this Attractive Property, situated to the Outskirts of Shipdham, Dereham in a Rural Location
- Four Bedrooms; Two Bathrooms/Shower Rooms
- Stunning Open Plan Kitchen/Diner/Living Space with Uninterrupted Field Views; Separate Utility and Study
- Large, North Facing Garden with Large Terrace accessed via Sliding Doors
- Extension and Refurbishment completed to the Highest Standard Throughout
- Garden approaching 1 acre (0.97 stms) Surrounded by Countryside and Wildlife
- Total Accommodation extends to 1,744sq.ft
- Energy Rating D

A Perfect Location

"We were attracted to Coe Farm by the peaceful location, the beautiful countryside views all around, and we liked the sociable open plan layout," the current owners said of their home which was once a dairy farm. "We have owned it since June 2021 and have only needed to redecorate the bedrooms and introduce some new plants to the raised beds – we have not had to make any further improvements as the house was modernised by the previous owners and is perfect as it is." Asked what sets their home apart, the owners replied, "The open plan living area with a vaulted ceiling is very special. Our favourite room without doubt is this main living area with large sliding doors that fully open and allow the outside in. In today's world, it is hard to find a little corner of peace and quiet, and this is what makes Coe Farm special. We also feel very safe here, and the surrounding countryside gives such a wonderful feeling of spaciousness."

The Garden

"The garden to the back has easy to maintain and pretty raised flower beds constructed from sleepers which have mostly been replanted by us. There are further raised beds (again made of sleepers) to the side of the property which the previous owners used for growing vegetables, but we have used them for flowers," the owners explained. "Towards the bottom of the garden and hidden behind stacked sleepers which provide shelter from the wind, there is a wonderful seating area that overlooks the fields to the rear. We regularly see deer in the fields behind, along with hares, and there are also buzzards in the small woodland on the other side of the field directly behind us."





KEY FEATURES

We have also seen Red Kites fly over the fields and our garden, while kestrels and sparrowhawks regularly hunt in the garden. And we have a little owl which is a frequent visitor to our garden; it uses the trees as a perch then swoops down into the garden to hunt. We have a large section of the garden separate from the main lawn area that we have left to grow “wild” and this attracts a wide variety of bees, butterflies, moths and other insects, and also numerous birds which enjoy eating the seeds. These insects also lead to bats visiting the front and back gardens every night.”

Wonderful Rural Setting

“Immediately surrounding the house are off-road dog walks, and we are only twenty minutes from start of Thetford Forest,” the present owners said. “There is a well-regarded doctor’s surgery in Shipdham which is five minutes away, with a very handy convenience store and post office next door. Most of our weekends are spent exploring the local area and walking in the countryside with our two dogs, not forgetting visits to the great local cafes.” The small hamlet of Saham Waite is located in the Breckland District of Norfolk, and the parish also comprises the village of Saham Toney and Saham Hills (Saham derives from the old English meaning “by the lake”, referring to Saham Mere, a twelve-acre body of water dating back more than twelve thousand years). The majority of the land in the parish is open farmland or parkland. Approximately three miles away from Saham Waite is the village of Shipdham, itself around five miles equidistant from both Dereham and Watton, with regular bus services running to both. One of the largest villages in Norfolk with a population of two thousand and around a mile in length, Shipdham offers a range of amenities in addition to the doctor’s surgery, including a primary school, a play group, The Golden Dog public house and restaurant, The King’s Café and a former World War II airfield, which is now home to Shipdham Aero Club which makes use of the clubhouse as its museum.





















INFORMATION



On Your Doorstep...

Saham Waite can be found to the outskirts of the village of Shipdham which has an enviable range of amenities not generally associated with village life. It also enjoys 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?...

Shipdham can be found around half an hour's drive from both Fakenham and 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, for more information go to www.fakenhamweb.co.uk. The cathedral city of Norwich is approximately twenty miles away and offers a mainline rail link to London's Liverpool Street station and also an international airport.

Directions

Leave Shipdham on High Street/A1075 and continue to follow this road, turning right onto Long Road and the property will be found on the right hand side.

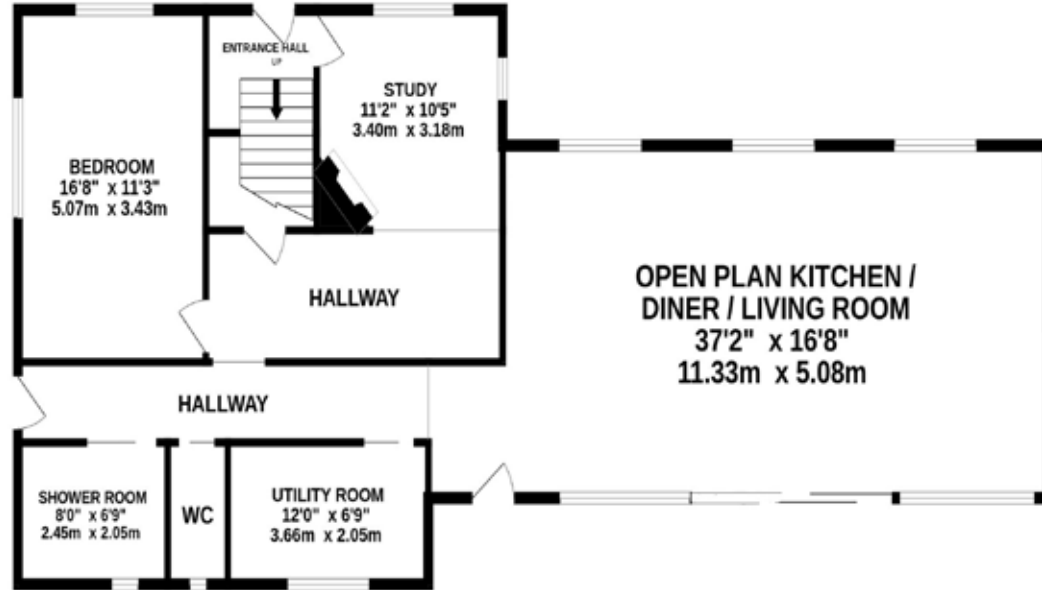
Services, District Council

Oil Central Heating, Mains Water and Private Drainage via Water Treatment Plant
Breckland District Council - Council Tax Band C

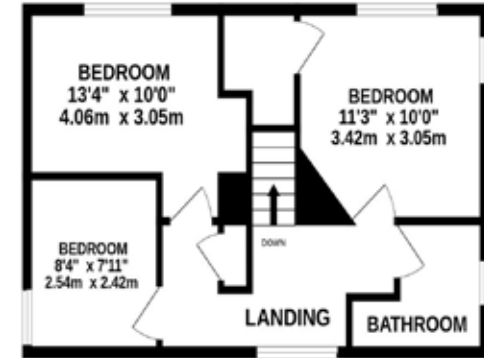
Tenure

Freehold

GROUND FLOOR
1307 sq.ft. (121.4 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 1744 sq.ft. (162.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		←
(69-80)	C	←	
(55-68)	D	←	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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