



THE STORY OF

Church Farm

North Tuddenham, Norfolk

SOWERBYS

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Church Farm

North Tuddenham, Norfolk,
NR20 3DQ

Beautifully Presented Period Home

Spacious Accommodation Extending to 2,696 Sq.Ft.

A Wealth of Charming Features Including
Beams and Exposed Brick

Four Bedrooms with En-Suite and
Dressing Area to Principal

South-Westerly Facing Landscaped Gardens

Driveway Providing Ample Parking

Delightful Kitchen, Utility and Boot Room

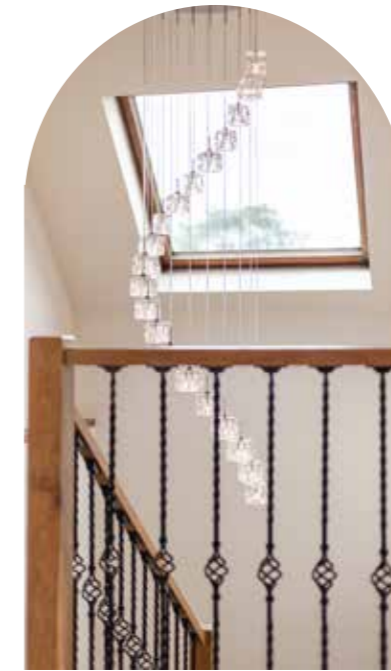
Living Room with Wood-Burning Stove

No Onward Chain

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“...perfect balance of modern comforts and charming features.”

An exquisite converted farm building that exudes timeless charm and boasts an impressive degree of curb appeal. This beautifully presented home offers over 2,600 sq.ft. of well presented and spacious accommodation, showcasing a harmonious blend of spacious reception rooms filled with an abundance of natural light and enchanting features that retain the property's historic character. Exposed timbers and brick throughout the ground floor serve as a testament to its rich heritage and only enhance this property's charm.

As you step inside, you will be greeted by the light-filled and spacious reception areas. These well-proportioned rooms offer a perfect balance of modern

comforts and charming features. The exposed timbers and brick that grace the ground floor infuse the space with warmth and authenticity, creating a truly enchanting atmosphere. The reception spaces have a perfectly thought out flow, perfect for modern family life.

The ground floor not only boasts delightful living spaces, but also features a well-appointed kitchen which complements the character and charm of Church Farm. Seamlessly blending contemporary conveniences, offering a delightful space for culinary creativity and social gatherings. In addition to the kitchen is a well-appointed utility which opens into a convenient boot room and cloakroom.



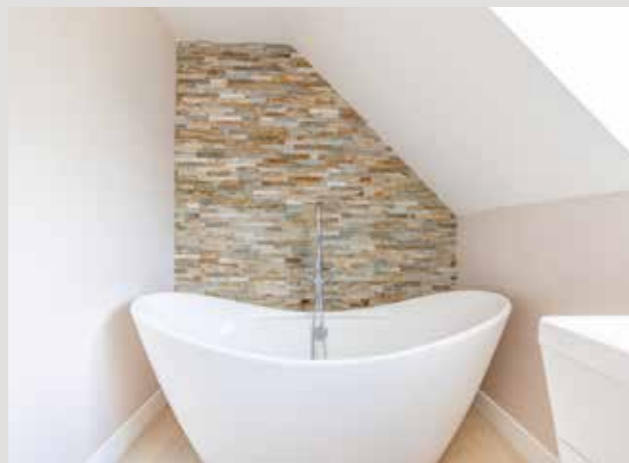
Upstairs, a collection of well-proportioned bedrooms awaits, providing a peaceful sanctuary for rest and relaxation. The principal bedroom benefits from an en-suite as well as its own dressing area with ample built in storage. The remaining three bedrooms are well-served by the family bathroom and a separate WC.

Outside space is well catered for at Church Farm; pulling onto the shingled driveway you will discover an excellent degree of parking. An outside office provides excellent scope for those working from home, or for multiple additional uses. Although it features power and lighting, this building is single brick skinned and will require updating to unlock its full potential.



The well-stocked gardens to the rear of the home enjoy a delightful south-westerly aspect. There is a large area of patio and decking which extends from the property, allowing for the outside space to be enjoyed for family gatherings and is a great space for alfresco dining. The remaining garden is laid to lawn, you will also discover a brick-built garden store/workshop.

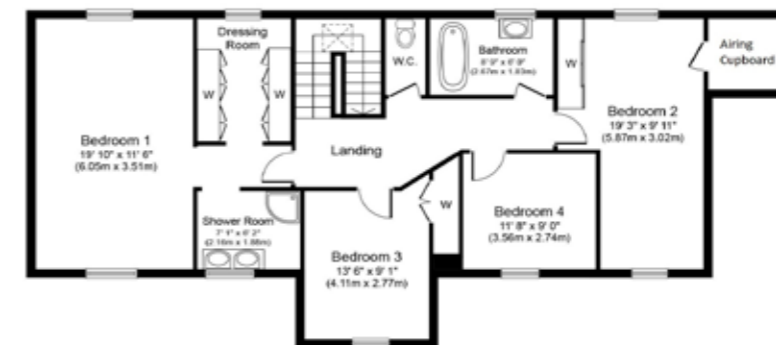




Outbuilding
Approximate Floor Area
68 sq. ft.
(6.3 sq. m.)



Ground Floor
Approximate Floor Area
1,647 sq. ft.
(153.0 sq. m.)



First Floor
Approximate Floor Area
1,046 sq. ft.
(97.2 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.



ALL THE REASONS

North Tuddenham

IN NORFOLK
IS THE PLACE TO CALL HOME



With St Mary's Church as the heart of this village; North Tuddenham is the perfect location for a quiet and tranquil life.

the town's other historic landmarks which include the Mid-Norfolk Railway, a heritage line which runs 1950s railcars to Wymondham Abbey, Dereham Windmill, a Grade II listed building which was saved from the brink of destruction, and Bishop Bonner's Cottage, established in 1502 and believed to be the oldest building in town.

After a day of exploring the Norfolk countryside, head to The Lodge Griddle and Grill, a popular spot among locals offering traditional, hearty pub meals.

Heritage buffs are spoilt for choice with living museum Gressenhall Farm and Workhouse just a few minutes out of town, or step back in time and adventure at Castle Acre Castle and Priory, an 11th century monastic site, and National Trust property Oxburgh Hall, which is half an hour's drive away.

Dann's Farm Shop, with over 600 acres of land in the village, provides a delicious range of ice creams, lollies and sorbets all made on their farm.

With good local schools, a leisure centre and golf course, Dereham and its surrounding villages such as North Tuddenham are a fantastic spot to enjoy the best of Norfolk country living with easy commuting access to Norwich and the coast.

Nestled between the popular market town of Dereham and the vibrant city of Norwich, North Tuddenham is ideally located with easy access to the A47.

a twice weekly market, on Tuesdays and Fridays, along with a strong cohort of independent and specialist shops and free parking make the town a fabulous place for an afternoon spent browsing. Look out for



Note from the Vendor



Drone Photograph showing the back of the property.

“Peaceful family home.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 0959-1909-6200-0932-1204

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: ///typically.port.distilled

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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