



THE STORY OF

Church Farm

Great Witchingham, Norfolk

SOWERBYS

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Church Farm

Heath Lane, Great Witchingham, Norfolk
NR9 5PE



Quintessential Grade II Listed Country House

Abundance of Character

Superb Reception Rooms

Well Fitted Kitchen and Aga

Five Bedrooms, Four Bathrooms

Triple Cart Lodge and Store

Extensive Unconverted Barn and Office

3.75 Acres (STMS) of Landscaped Gardens,
Wildlife Ponds and Woodland



SOWERBYS NORWICH OFFICE

01603 761441

norwich@sowerbys.com





“An English country gem.”

When it comes to character, elegance and ambiance, Church Farm delivers. Situated in a wonderful location near St Mary’s Church, Great Witchingham, the property is about three miles from the bustling market town of Reepham. As you enter on to the gravelled driveway your eyes are instantly drawn to the wonderful well-landscaped grounds. The house is set well within this plot and the planting to the front complements the house perfectly.

The interiors are luxurious and in keeping with a home of this period. Modern day living meets a quintessential country house. The calming and warming atmosphere gravitates through the home. A more formal drawing room is flooded with natural light and the warmth of the fire in the cooler months. The snug is a wonderful cosy room; warmth from

the wood burner and a great space to relax and unwind. When it comes to entertaining, the dining room is perfect, adjacent to the well-fitted kitchen breakfast room. The island works well for chatting whilst cooking. Every home of this stature needs a well-equipped boot and laundry room. To the rear, there is a useful private study, playroom, hobbies room and cloakroom.

The staircase elevates you to the first-floor landing where you will find three superb calming bedrooms, all with modern luxurious en-suite bathrooms. In addition, you have the choice of a second study, which could also be used as a fine dressing room. The vaulted characterful top floor is home to two bedrooms and the most luxurious bathroom. Centre stage is the polished copper bath, adding a real sense of modern day luxury.





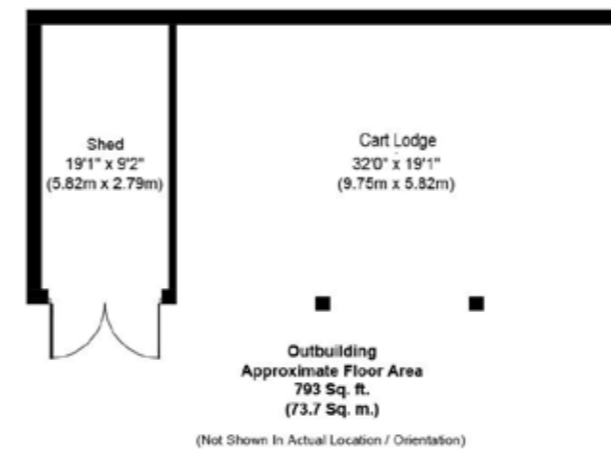
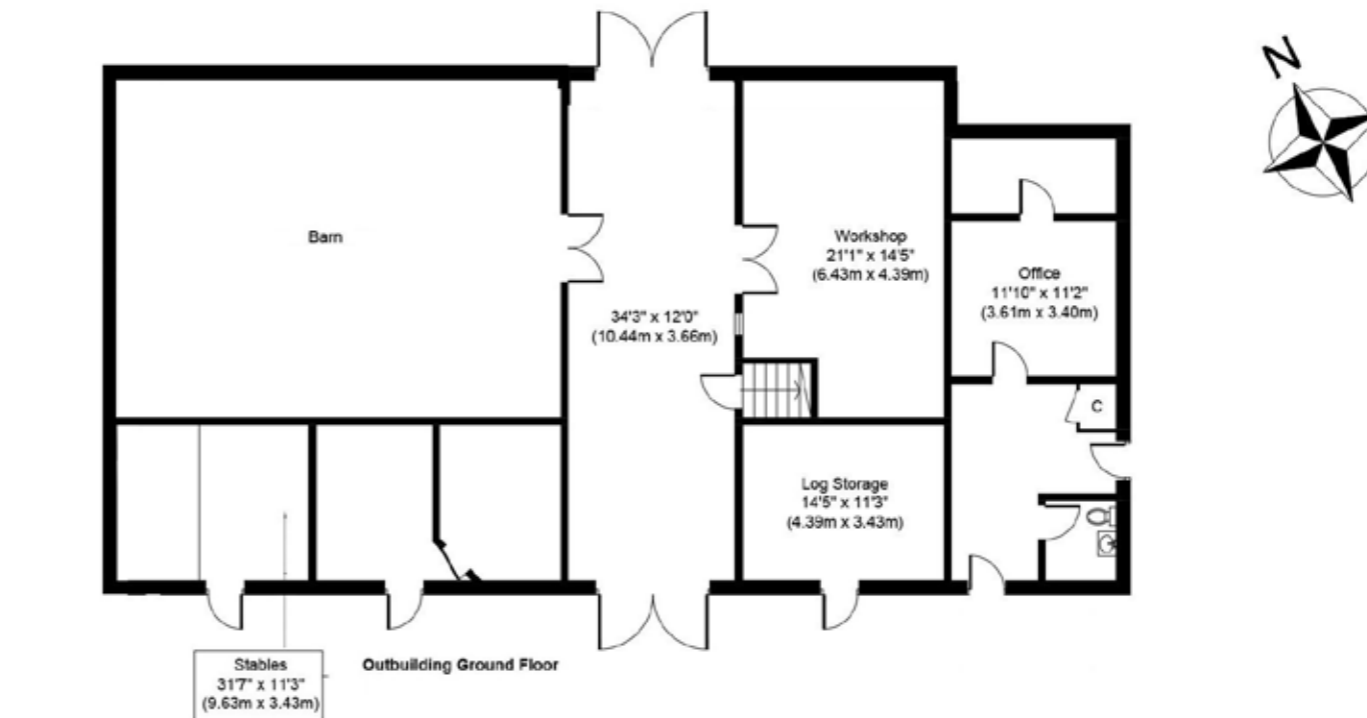
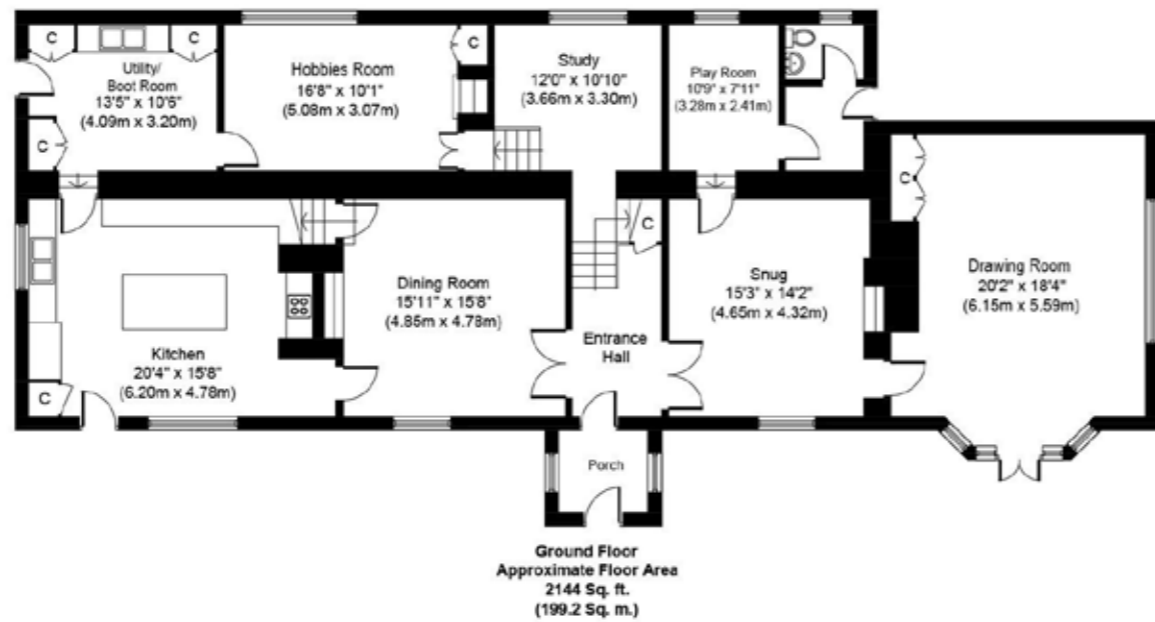
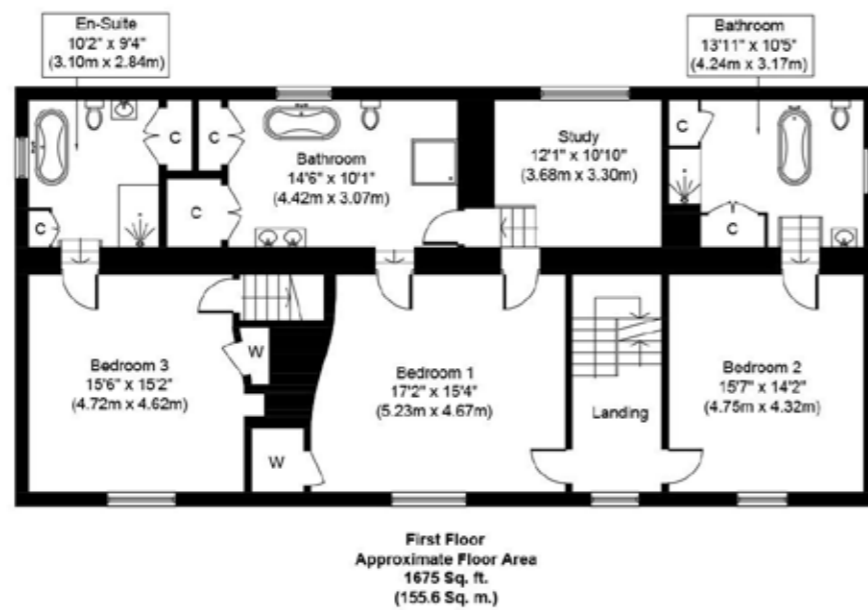




The substantial brick barn is currently used as extensive storage, with so many potential uses, such as extra accommodation, or a space to host parties - the list is endless. For working from home, then there is a well-appointed home office with a separate cloakroom. A haven to escape the hustle and bustle of the home.

The grounds extending to approximately 1.75 acres (STMS) have been a true labour of love. A quintessential English garden, complementing the house perfectly with an abundance of varied planting from ornamental to edible goodies. The pond with its jetty is a perfect place to sit back, relax and enjoy watching the wildlife. Parking is plentiful and the three bay cart lodge sits well and benefits from a separate lockable store. Furthermore, the property also boasts an additional two acres of woodland (STMS).

Further land available by separate negotiation.



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

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ALL THE REASONS

Great Witchingham

IN NORFOLK
IS THE PLACE TO CALL HOME



A village and civil parish, Great Witchingham is about 13 miles north-west of Norwich and falls within the district of Broadland.

supermarket, several cafes and Dial House Restaurant and Bed & Breakfast. Furthermore, there is an art gallery, several antique shops, a newsagent, post office, library, health care centre, pharmacy, butchers, a whole foods and hardware store, and there are two further public houses.

Great Witchingham parish contains the village of Lenwade and is within easy reach of the market towns of Reepham and Alysham. Great Witchingham/Lenwade has a good village school, Great Witchingham CE VA Primary School as well as a local shop, public house, garage, butchers, bakers, a cafe and other amenities.

In the heart of Norfolk beside the River Bure and surrounded by beautiful countryside you'll find Aylsham. Its historical buildings, traditional market square with Jacobean hall and a top selection of restaurants and cafes including foodie favourite Bread Source, makes for an interesting visit. Aylsham offers a wide variety of facilities including butchers, bakers, doctors surgeries, pharmacy, public houses and three supermarkets. There is also a little market held in the market place every Monday as well as a popular farmers market on the first Saturday of the month. Situated only a few miles from the beautiful north Norfolk coast, an area of outstanding natural beauty with its miles of uninterrupted beaches and bird and nature reserves.

The village is set within the renowned Reepham High School and Sixth Form Centre catchment area. There are good transport links and the delightful north Norfolk coast and Norfolk broads are within easy driving distance.

Reepham has a large selection of shops for a town of its size, including: a small



Note from the Vendor



“The spot from our jetty overlooking the pond, is a great location for a gin and tonic and dragonfly watching.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Oil fired central heating. Private water supply. Private drainage.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Freehold.

LOCATION

What3words: ///solves.coins.objective

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

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