



THE STORY OF

Woodleigh

Necton, Norfolk

SOWERBYS

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THE STORY OF

Woodleigh House

Norwich Road, Necton
Norfolk, PE37 8DQ

Impressively Proportioned Family Home

Highly Secluded with No Near Neighbours

Grounds Extending to 1.8 Acres (STMS)

Five Bedrooms, Four with En-Suites,
and a Family Bathroom

Generously Sized Kitchen and Four
Spacious Reception Rooms

An Array of Adjoined Garaging/
Workshops and Tractor Barn

Prime Conversion/Annexe Potential (STPP)

Breathtaking Field Views Surrounding the Property

Long Private Driveway

No Onward Chain

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“...spaciousness, comfort, seclusion and
privacy.”

With direct access onto the A47, Woodleigh house stands proud surrounded by stunning fields and a long private driveway. Set on grounds extending to 1.8 acres (STMS) offering a harmonious blend of spaciousness, comfort, seclusion and privacy.

The beautiful property was built to bespoke and high specifications by its former owners, in a timeless Georgian style to the façade; with details such as impressive sash windows and high ceiling heights throughout the reception spaces.

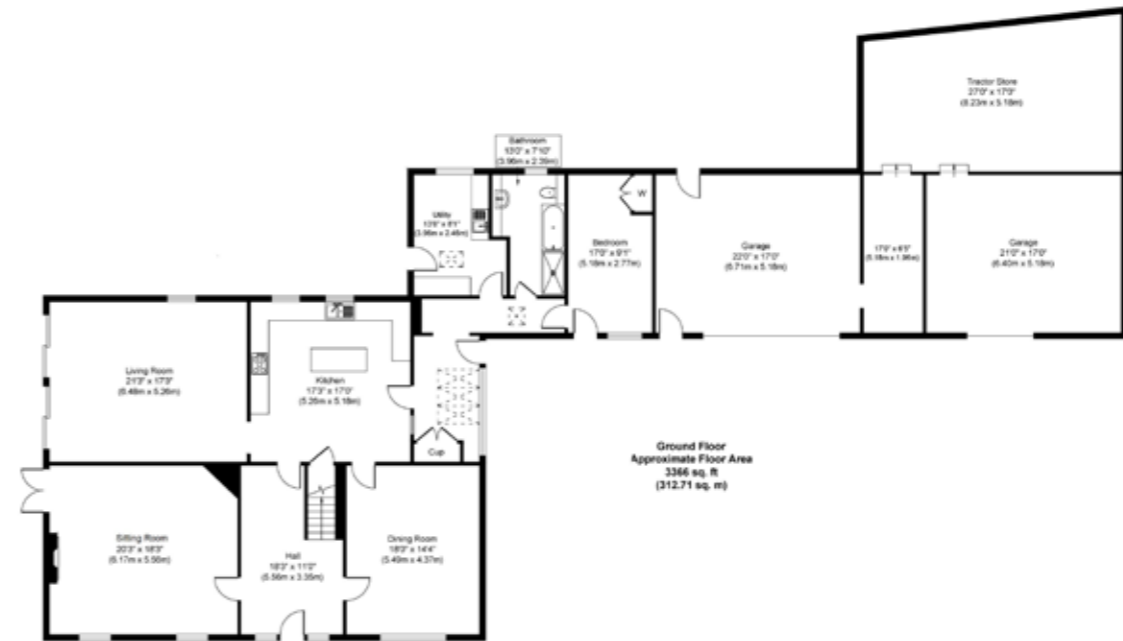
The property extends to over 4,400 sq. ft with an array of generously proportioned accommodation, including more formal reception rooms, a choice of more relaxed family living spaces, and a delightful kitchen with a large central island and utility.

Spread over two floors, five bedrooms, four with en-suites and a family bathroom can be found throughout the home. Providing versatility for a larger family or to accommodate guests.





First Floor
Approximate Floor Area
1118 sq. ft.
(103.86 sq. m)



Ground Floor
Approximate Floor Area
3366 sq. ft.
(312.71 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.

Equally, the property has extensive adjoining brick outbuilding, which currently comprise of extensive garaging, workshops, and tractor barn. These are positioned in such a way as to provide excellent scope and potential for conversion into an extensive single storey annexe (subject to any necessary consents).

The treehouse adds extra charm to the garden, giving a sense of playfulness.

This is truly a one of kind home, with the peaceful surroundings giving you endless privacy, all different kinds of species visiting your home, and that much needed quietness at times from the bustling city, this really is a retreat.



ALL THE REASONS



Necton

IN NORFOLK
IS THE PLACE TO CALL HOME



Sat between Swaffham and Dereham, just off the A47 main route between King's Lynn and Norwich, Necton

offers the best of both

traditional, rural living in the heart of the Brecklands along with easy access to every point of the county compass. A commuter's idyllic hideaway definitely, but with Thetford Forest just 30 minutes away, there's plenty of adventuring to be had for those who love to explore the great outdoors – load up the bikes to enjoy the cool of the forest trails on a hot summer's day, challenge yourselves on the high wires at Go Ape, or simply unpack a picnic under the towering trees and reconnect with nature.

Historically, Necton appears in the Domesday Book as Nechetuna, meaning 'town or settlement by a neck of land' as it sits at the

foot of a ridge, and Grade I listed All Saints' church has a vast hammer beam and arch braced roof with carved angels which is a fabulous place to sit and contemplate – the Countess of Warwick is said to be buried in the churchyard.

Follow Tuns Road a little further and turn into Mill Street which once was a centre of industry when a five-storey windmill ground flour from crops grown in surrounding farmland. By 1970, the once towering building had been converted into a single-storey residence with a flat roof and this has been a shop through the decades. Enjoy a glass and a home cooked meal at the local pub, the appropriately named The Windmill Inn. Looking to the future, just outside Necton a new sub-station will harness energy from off-shore wind farms on the east coast, once again putting this thriving village community on the map.



Note from Sowerbys



“Woodleigh House is expansive, with beautiful surroundings embracing the home.”

SOWERBYS



SERVICES CONNECTED

Mains water and electricity. Heating via air source heat pump. Drainage via septic tank.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 2113-3029-4208-9307-7200

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: ///crunch.hero.birthing

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