



'SPACIOUS FAMILY FARMHOUSE'  
Winfarthing, Norfolk | IP22 2EF

# WELCOME



This early twentieth century farmhouse, expanded and improved in recent years and adaptable to any living arrangement, is a place you can put down roots with confidence. With four/five bedrooms, five/six reception rooms, three bathrooms and the potential for expansion in several directions, you will simply never grow out of this beautiful home.

Large grounds extend to 1.75 acres (stms).







- Excellent Late Twenties Farmhouse
- Wonderful Rural Position
- Generous Rooms
- Five/Six Sizeable Reception Rooms
- Four/Five Bedrooms
- Main Bedroom with Dressing Room and En Suite
- Family Bathroom and Ground Floor Shower Room
- Two Useful Outbuildings in Need of Attention
- Around 1.75 Acres (stms)

“1928” announces a stamped brick over the original front door, but the additions and improvements since then have been numerous and the full history is much older than the brick suggests. Indeed, a dossier of documents that will stay with the house goes back to the 1700s when it was the site of Winfarthing Manor.

At the centre of this extensive home is the original late twenties four-up-four-down farmhouse, its era evidenced by the beautiful Art Deco fireplaces in these rooms. Positioned around a central staircase, these could be configured a number of ways, but the current owners have used them latterly as a snug/guest bedroom, a study, a family room, and an inner hallway.

A previous owner spared no expense in renovating this once forgotten house, installing quality German-made windows and doors, laying beautiful herringbone parquet or stone flooring, and adding extensions on three sides that more than double the area. A great long sitting- and dining room runs the entire width of the west end of the house and, with two lots of French windows and two further windows, is, confirms the owner, “gloriously sunny all day”.

Immediately adjacent is a large square kitchen, open in the middle, farmhouse-style, for a generous kitchen table. It’s a room sympathetic to ageless farmhouse kitchens with its fired earth units in natural pine and painted taupe, its wide butler sink under wooden counters, and its flagstone floor. The stainless-steel range cooker by Smeg runs on the ideal combination of gas hob with electric ovens.



\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













An opening leads to one of the four original rooms now used as a snug but which, being entirely internal and with a woodburning stove, would also make a cosy winter dining room.

At over 475 square feet, the family room can accommodate almost anything. With French doors at the east and west ends and a window on the north side, this is a glorious light-filled space which any artist would be thrilled to call their studio. Diffused lighting overhead and the kitchenette at one end also serve the artist's purpose. No artist? No problem. It's a space large enough to multi-function – as it currently does – as an alternative sitting room, a gym, a study, a party space, or – as it has in the past – as a playroom and then a teenage den. It's a room that certainly earns its keep and will do whatever is asked of it.

Downstairs are a shower room, a large sunny entrance hall and an extensive utility room which, being well finished with units and a long counter, is also handy extra kitchen space.

Upstairs are four bedrooms, three of which occupy the original footprint of the house. The master bedroom, a capacious semi-vaulted space over the long sitting-dining room below, is approached through a large dressing room, putting it at a convenient remove from the other bedrooms. A bathroom and an en-suite shower room serve these bedrooms, both with nods to the traditional in painted floorboards, boxcar siding and brass plumbing.

A boarded loft above provides useful storage. It should be noted that, although planning permission was not formally sought, the fire doors essential to a loft conversion have already been installed on the ground floor. Subject to local planning, a large bedroom and ensuite might be built.

What you notice is the flow room-to-room in this voluminous house where there is always more than one route from A to B. "It's a great summer house," says the owner, "as it can be opened out. It's a great party house and offers a cozy winter space too!" he adds. The layout indeed lends itself brilliantly to entertaining – yet the sheer number of reception rooms means that a quiet spot away from the fray can always be found.

Outside, a stone terrace and wooden deck provide plenty of seating areas around the house. Beyond, the garden is largely laid to grass for ease of maintenance. A statuesque oak, arresting in its size and much loved by the owners, was identified recently by an arborist as being six to seven hundred years old and is thought to be a child of the famous Winfarthing Oak.

Beyond the huge oak is a large area of uncultivated grassland which might quite easily be put to equestrian use. A handful of outbuildings are in need of a little maintenance work but come with plenty of potential for upgrading to guest accommodation, workspaces or stables. Plumbing and electricity are in situ to some.





# STEP OUTSIDE

A quiet and peaceful village, Winfarthing is home to a thriving pub – in walking distance on footpaths – which hosts live music, car rallies and quiz nights. There is also a village hall, a primary school and a church. The busy market town of Diss is less than 5 miles away with supermarkets, boutique shops and The Corn Hall arts centre. From here are fast and regular rail connections to London, Norwich and Cambridge. By road Attleborough, Wymondham and Norwich can all be reached in half an hour or less and Bury St Edmund’s in 45 minutes.

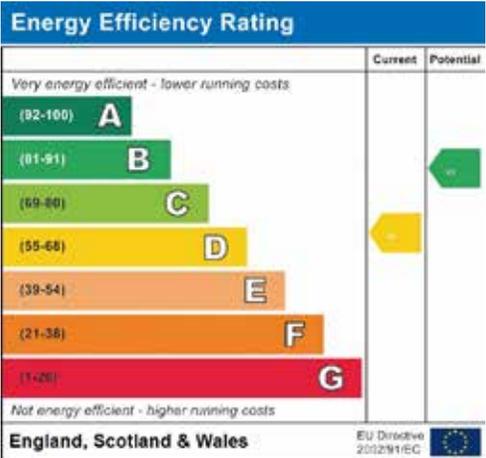
Agents Note

Tenure: Freehold

Local Authority: South Norfolk District Council – Band G

Services: Mains Electricity & Water, Bottled Gas for Cooking, Private Drainage, (Water Treatment Plant). OFCH.

Directions: Proceed from the Fine & Country Diss office to the roundabout taking the third exit onto Park Road. At the next roundabout take the second exit and follow Denmark Street and continue onto Shelfanger Road. On entering the village of Shelfanger take a left-hand turn in the village centre past the village sign and village hall. Take a right-hand turn onto High London Lane. Continue for some distance. The property will be located on the left-hand side just before the T junction.





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