



THE STORY OF

Station House

Yaxham, Norfolk

SOWERBYS

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Station House

Station Road, Yaxham, Norfolk
NR19 1RD

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- Period Home with Charming Features
- Accommodation Extending to More Than 2,000 Sq. Ft.
- Extended with Open-Planned Kitchen/Living Space
- Four Double Bedrooms
- Three Reception Rooms
- Accommodation Over Three Floors
- Enclosed South-Facing Rear Garden
- Summer House/Outdoor Office
- Large Driveway with Ample Parking

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“There’s been much to love about living here; from the garden, to the village, to the afford privacy and - of course - the railway.”

Nestled in the highly-regarded village of Yaxham, you will discover this fine example of a former Victorian era station masters’ house.

Situated next to the delightful heritage railway line of the mid-Norfolk Railway, you might spot the Polar Express passing by from time-to-time, although it is, in

any-case, a delightful backdrop with a location steeped in history.

Station House enjoys a wealth of charming period features and provides spacious accommodation over three floors extending to more than 2,000 sq. ft. internally.

As you enter through the front door, a spacious entrance hall awaits granting access to the ground floor accommodation and stairs to the first floor.



Firstly, the two reception rooms in the original part of the house feature a stand-out sitting room with a fireplace housing a must-have wood-burning stove, and a delightful dining room, again with an open fireplace. Both of these rooms feature large windows allowing an abundance of natural light.



Moving through to the rear of the property, the existing owners transformed the home, approximately 11 years ago, creating a show-stopping open planned kitchen/living space. The bespoke and highly specified kitchen features granite work surfaces and a host of appliances, whilst the double-sided fireplace seamlessly links the older part of the property with the new allowing a glimpse through to the impressively proportioned vaulted living space with its glazed gable looking out over the garden.



Positioned adjoining the kitchen is a spacious utility/boot room and a downstairs shower room providing versatility for country living.



“This is a traditional, contemporary and bright home.”



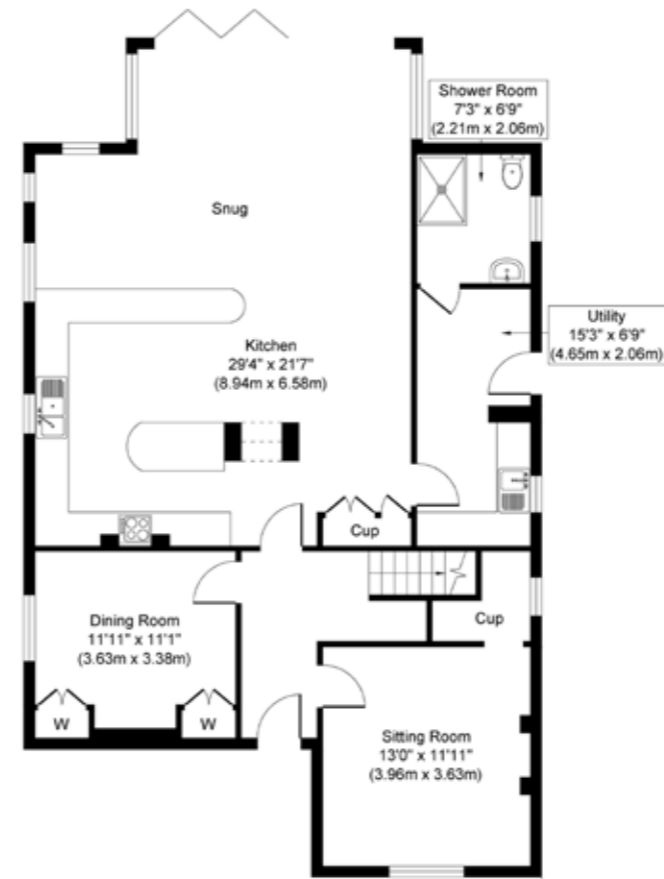
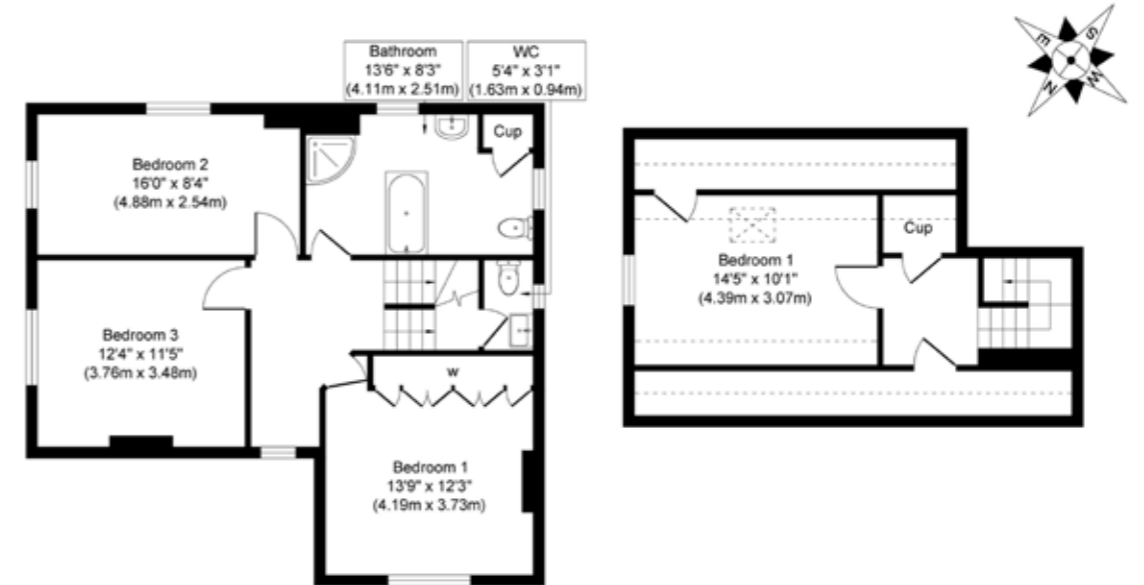
Moving upstairs you will discover three excellently proportioned bedrooms positioned around a large first floor landing, where original fireplaces can be discovered for that character touch, whilst a large family bathroom and a separate WC cater well for the modern family.

Ascending to the second floor you find an impressive fourth bedroom which extends into the roof space via its own landing. It has ample storage provided into the eaves and even air conditioning - perfect for those hotter summer days.

Externally, Station House is approached from Station Road through a gap in a high hedge-lined boundary affording an excellent degree of seclusion. A large gravelled driveway provides ample parking for many vehicles to the front of the house.

The gardens wrap around to both sides and give way to the south-facing rear garden which is mainly laid to lawn. Bonded by fencing and hedge the garden is a haven of privacy. Alfresco dining is well-catered under a pergola which sits on top of a raised patio, whilst a timber-framed summer house provides further flexibility as a potential home office.





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

Yaxham

IN NORFOLK
IS THE PLACE TO CALL HOME



The village of Yaxham is situated approximately three miles south of the market town of Dereham and about two miles from the nearest Tesco supermarket.

The Village provides local amenities including the highly rated Ranis Indian Restaurant, a vibrant village hall offering multiple activities across the week for all age groups, together with a pro-active, community focussed Parish Council.

Nearby Mattishall offers Doctor's Surgery, Chemist, together with local shops and eateries. The village also benefits from a regular bus service to Norwich City centre via the Norfolk & Norwich Hospital. Further amenities can be found at the nearby town of Dereham.

Nestled in the Brecklands, in the heart of the county, Dereham is a classic country market town and an architectural haven with plenty of Georgian gems set on generous plots, blended with more recent developments.

In the eighth century, it is said that the youngest daughter of Anna, King of East Anglia, prayed for a miracle during a famine and two deer appeared every day to provide milk for the nunnery she had founded. When a huntsman tried to snare the deer, he was thrown from his horse – believed to be an act of divine retribution – and killed. The hunt is depicted on a town sign at the entry to Butter Market from the High Street.

Today, 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 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.



Note from the Vendor



“Having two young children, Dereham has been perfect for local amenities nearby.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Oil-fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref:- 7400-3029-2208-5667-7200

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: ///paddocks.cursing.removes

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