



Little Foxes  
Brakefield Green | Yaxham | Norfolk | NR19 1SB

# VERDANT VIEWS



This is a very pretty barn, surrounded by around an acre of gardens, including beautiful roses and mature trees with open farmland beyond.

A glorious rural setting, it's within easy reach of Dereham, Norwich and Wymondham.

The barn itself has been lovingly renovated and extended with great authenticity, retaining plenty of character, but also being very comfortable and welcoming.







# KEY FEATURES

- A Beautiful Single Storey Barn Conversion in the Village of Yaxham
- Three Bedrooms all with En-Suite Facilities
- Kitchen/Breakfast Room
- Sitting/Dining Room and Cloakroom
- Landscaped Gardens include Patio Areas, a Working Garden, a Small Orchard and an Area of Woodland
- Plenty of Parking for Four Vehicles
- The Accommodation extends to 1,593sq.ft
- Energy Rating: D

What was once a small threshing barn is today a beautiful, warm and friendly home. It's been a labour of love for the owners and she says she is rightfully proud of the finished product and has very much enjoyed the lifestyle here. There's a sense of peace in the surroundings – this is a place where you can relax and unwind, away from it all, listening to the sound of the birds. A real treasure.

## At Home In The Setting

The owners bought the property at auction, falling in love with the lush green and rural setting, and lived in a caravan on site for a few years while the majority of the works took place. The original part of the barn is formed of what is today the living space, so the owners extended to one side adding the kitchen and to the other adding a bedroom wing. The works have been done sympathetically and the whole barn is very attractive from the outside and sits comfortably in its surroundings.

## Let There Be Light

There is a lovely flow between the inside of the barn and the gardens around it – something that barns often lack, but this does it very well. The large central reception room is a favourite spot of the owner's, having double doors opening on each side, framing the outlook and letting the light stream in. It's also a cosy room in winter, thanks to the underfloor heating, while the original oak beams add attractive character. You move through into the stylish country kitchen, complete with a modern electric Aga and a central island, giving the room a farmhouse feel. The breakfast area here is another of the owner's favourite places – she loves to open the doors to the south and the west and to sit here reading or watching the birds. In the bedroom wing, all three rooms are good size doubles, one is double aspect and each has its own en-suite, the principal a particular highlight with double doors to the south, so you can open them up to the garden and enjoy the feeling of the outside from the inside!







# KEY FEATURES

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## Space And Privacy

The gardens are a real feature of the property and the owners have spent a lot of time out here, creating them. There's a beautiful cottage garden, rich in scent and colour, with a central patio where you can sit and make the most of it. A larger patio for al-fresco dining, a working area where you can grow your own, or have chickens if you like, a small developing orchard, an area of woodland with protected trees and plenty of lawn where children can play. One of the owners points out a rambling rose that climbs an old beech tree and is one of the first blooms to spring into life each year, giving out a beautiful fragrance. There's plenty of wildlife too, including Greater Spotted and Green woodpeckers. Head out down the lane and there are various lovely walks on the doorstep, so you don't need to get into your car to walk your dogs. One of the owner's favourites is a walk into nearby Mattishall, with a stop at the excellent coffee shop before returning home. You're only ten minutes from Dereham, which has everything you need, and also within easy reach of Wymondham, Longwater and the A47 and A11, so although it's very rural here, you can still get out and about with ease. Even the North Norfolk coast is only 45 minutes.

























































# INFORMATION

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## On The Doorstep

The charming village of Yaxham offers local amenities including The Yaxham Mill public house and restaurant, Yaxham Waters farm shop and tearoom, and a primary school. While the location represents some of the best of country living, a number of the region's main arterial roads are not far away; the A47 provides access to Norwich to the east, and King's Lynn and the Midlands to the west, while the A11 provides access to London or north to the A1.

## How Far Is It To?

The market town of Dereham is approximately 2.5 miles distant and its high street contains all manner of amenities including restaurants, café's, a leisure centre, golf course, both junior and senior schools, whilst for the nature lovers there is Netherd Moor and the Vicarage Meadow. Slightly further afield you have the ruins of the Saxon Cathedral at North Elmham, the Rural Life Museum at Gressenhall, the Norman Castle and Abbey at Castle Acre, the wildlife and Dinosaur Parks and Thetford Forest. The Cathedral city of Norwich can be found to the east and offers both main line rail links to London Liverpool Street and an international airport. Downham Market, approximately 40 minutes' drive away, provides a mainline rail link to Cambridge and King's Cross, London.

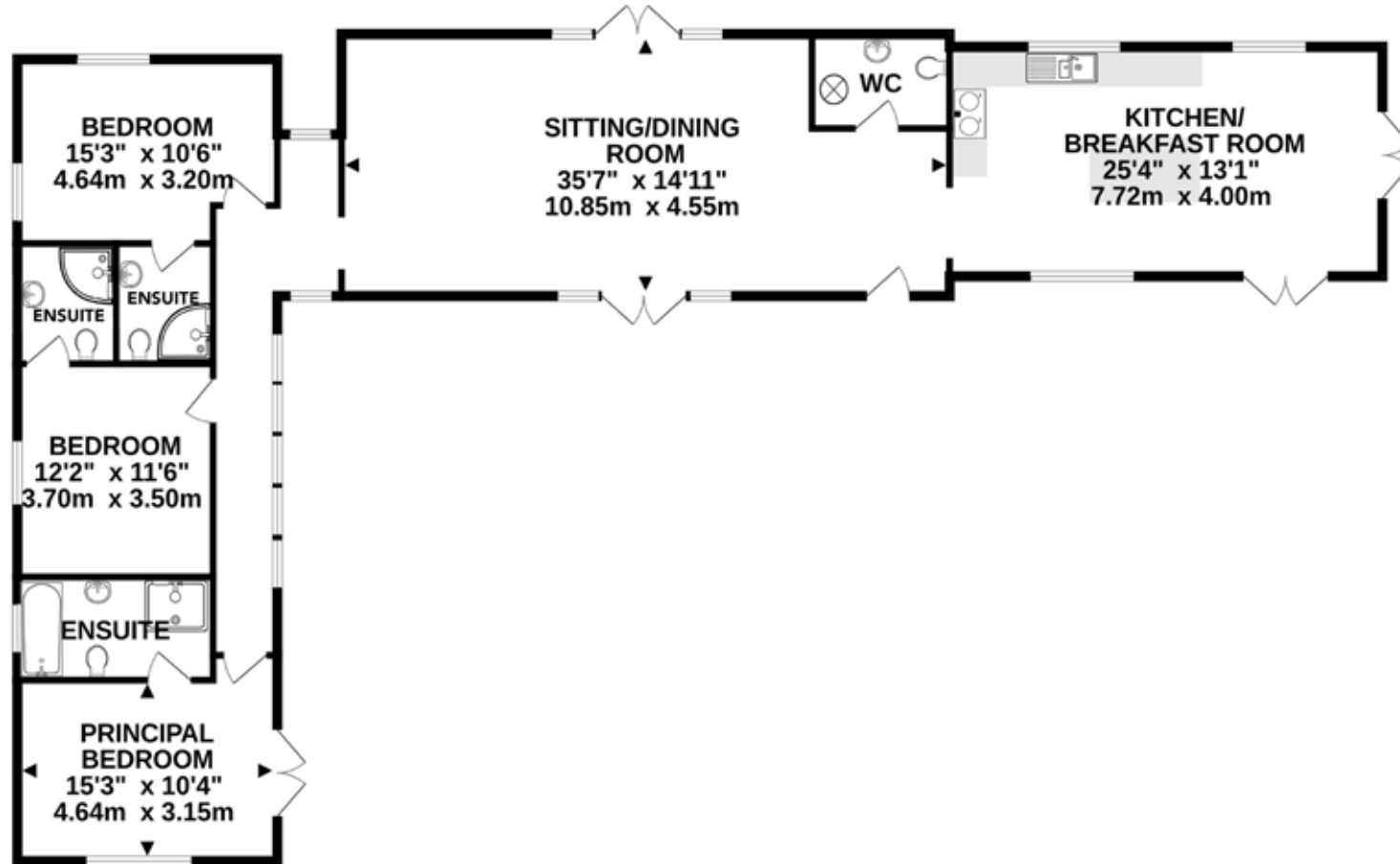
## Directions

Leave Norwich heading west on the A47 southern bypass, at the roundabout take the first exit on your left signposted East Tuddenham and Mattishall. Proceed along the Norwich Road and then turn left onto New Lane, left again onto South Green and then right onto Mattishall Road. Turn right again to stay on Mattishall Road and then right again. Turn left onto Garvestone Road and then right and follow the road taking the first turning on your right into Brakefield Green.

## Services, District Council and Tenure

Air Source Underfloor Heating, Mains Water, Mains Drainage  
Breckland District Council - Council Tax Band E  
Freehold

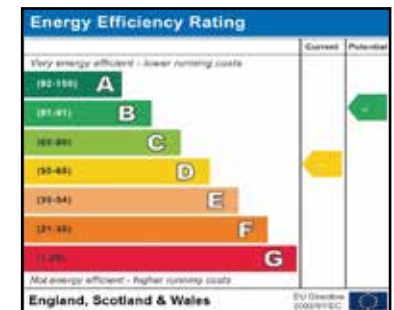




TOTAL FLOOR AREA : 1593 sq.ft. (148.0 sq.m.) approx.

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