



Wood Farm Cottage  
Great Dunham | Norfolk | PE32 2LN

## CHARACTER AND SPACE



This spectacular and much extended former farmworker's cottage must be seen to be believed. With total accommodation running to (2,400)sq.ft. and with stunning field views to front and back, it stands on a plot of (1.12) acres including a separate paddock. The living space is both beautifully presented and extensive with a first floor which is accessed by a bifurcated staircase, and which comprises five bedrooms (three with both walk-in wardrobes and en-suites) and a family bathroom. The ground is similarly remarkable and offers a living room with a woodburner, kitchen, snug (with a Jetmaster open fire), a study, both a utility room with wet room and a boot room, and an amazing 28ft by 15 ft garden room. A shingled drive offers off-street parking to the front and provides access to both the standalone double garage with a storage space above, and a car port.



# KEY FEATURES

- Rural country living at its finest with this superb family home with a Georgian façade
- Sitting adjacent to open Fields/Farmland and on its own plot of just over 1 Acre
- Superbly presented by the current owners a combination of character and modern comforts
- Impressive Entrance Hall, Sitting Room, Open Plan Kitchen, Diner/Garden Room
- Home Office, Snug/ground floor Bedroom, Utility & Boot Room
- Five Bedrooms, Three with En-Suites
- Off Road Parking, Detached Double Garage with Studio space above and Carport
- Total Accommodation extends to 3920sq.ft
- Energy Rating C

## A Labour of Love

"We were looking for a project but it turned out to be a bit bigger than we anticipated and took nearly ten years as we did most of the work ourselves," the present owners explained when asked what drew them to the property. "The house had a large garden for our two dogs and we liked the location in a very quiet lane on the edge of a small village but with good access to the A47 and A1065. We added the east wing and completely renovated the existing house adding a ground source heat pump, a borehole and underfloor heating throughout."

"We think that the original house was built in 1837 and was for the manager of the neighbouring farm. Due to the building being split into two houses and then subsequently combined back into one at some time, only the original fireplaces, floors and doors in two bedrooms remain."

When asked about favourite spaces at the property, the owners said. "Our favourite room is the large garden room with high oak beams which has lovely views of the garden and all-day sunlight. Favourite memories are of happy, family Christmas lunches there and our grandchildren using the big space as a playroom. Our other favourite room is the snug which is very cosy on winter evenings with its open wood fire."

"The house is very warm, light and spacious with lovely views over the surrounding fields. Together with the fully-fenced garden, it is an ideal, safe home for children and dogs – and gardeners!"





# KEY FEATURES

"We shall miss the peaceful surroundings, the quiet roads, the friendly people, and the wonderful views."

## The Garden

"There are many trees at the bottom of the garden where lots of rhododendrons and hellebores flower in early spring," the owners said. "There is a line of poplars along the bottom fence, and fruit trees in the field including apples, a pear, plum, cherry, quince and a large mulberry. The old barn is very useful for storage of garden equipment and furniture, and the large double garage has a useful loft above. In the garden there is also the hand-built workshop and garden shed, both with tiled roofs."

"Lots of birds visit the garden particularly in the winter, such as pheasant, partridge, tits and owls. Several species of deer can sometimes be seen in the neighbouring fields and even the front drive. The local bloodhound pack is exercised past the house in the season."

## Rural Idyll

"Great Dunham has a modern village hall which hosts a number of events open to local people and is also available for hire," the owners said. "There is also a small primary school in the village and a Saxon church. The area is very rural and we like watching the annual cycle of arable farming. Nearby Litcham Common is a local nature reserve with a small number of wandering ponies and cows – an excellent place for dog walkers and nature enthusiasts. Litcham has a useful post office and also the nearest health centre."

"Several National Trust houses are within easy reach, including Sandringham House and grounds. Swaffham is the nearest town with its Georgian marketplace, Waitrose and Tesco supermarkets and other facilities." The village of Great Dunham is located in the Breckland District of Norfolk, approximately one and a half miles north of its sister village, Little Dunham, and northeast of the historic market town of Swaffham which is approximately six miles away. With Great Dunham's proximity to the A47 and A1065, Norwich, King's Lynn and the wonderful North Norfolk coast are both easily accessible.





























# INFORMATION

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## On Your Doorstep...

Great Dunham is a conveniently situated small village, with easy access to the market towns of Fakenham, Dereham and Swaffham. The village has a pleasant community with the increasingly popular Great Dunham Primary school and St Andrews Church.

## How Far Is It To?...

Great Dunham lies approximately 11 miles from the market town of Fakenham, 9 miles from Dereham and 8 miles from Swaffham. For those that require access to Norwich, the heart of the City Centre, lies within 26 miles. Here you will find a range of cultural, leisure and shopping facilities and the railway station with rail links to London and Cambridge and to the north, the airport.

## Services, District Council

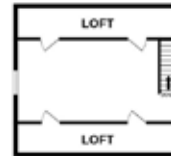
Ground Source Heat Pump, Underfloor Heating  
Private Water Supply & Septic Tank  
Breckland District Council  
Council Tax Band E

## Tenure

Freehold

**GROUND FLOOR**  
2286 sq.ft. (212.4 sq.m.) approx.

**1ST FLOOR**  
1634 sq.ft. (151.8 sq.m.) approx.



SQ.M DOES NOT INCLUDE GARAGE

TOTAL FLOOR AREA: 3920 sq.ft. (364.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		B1 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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