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THE STORY OF
Old Bakery
Shipdham, Norfolk

SOWERBYS

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THE STORY OF

Old Bakery

Post Office Street, Shipdham,
IP25 7PQ

Spacious and Highly Versatile Family Home

A Wealth of Character and Charming Original Features

Six Spacious Reception Rooms

Four/Five Double Bedrooms

Inglenook Fireplaces and Wood-Burning Stoves

Delightful Wrap-Around, Courtyard Style Gardens

No Onward Chain

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“A home which is warm, calming and friendly.”

Steeped in history, having served the popular village of Shipdham since the 1700s as the village bakery and later an egg shop, the deceptively spacious home you see today retains an excellent degree of character and charm. A wealth of original features provide a showcase of the past, whilst creating some delightful features and a warm and cosy feeling which can be found throughout.

A choice of fireplaces await. Open exposed brick and inglenooks can be discovered, with several being inset with wood-burning stoves, furthering the warm ambience of this delightful home.

A wide choice of well-appointed reception spaces complement the home beginning with the entrance hall, which is a reception space in its own right. Furthermore there is a dining room, sitting room and a snug, which still features the original bakery ovens.

The kitchen is open-plan into a dining space, with the useful addition of a walk-in pantry and utility room, not to mention the light and airy garden room to the rear of the property, overlooking the beautiful garden.





“The garden room is lovely and bright, yet still cool in the summer, overlooking the beautiful garden.”



A choice of two staircases leads to the first floor where you will discover a choice of four/five bedrooms, dependant on individual requirements.

Currently the principal bedroom features a vaulted ceiling into the eaves with exposed beams and a delightful dual aspect. Leading to the principal bedroom is the optional fifth bedroom, which is currently purposed as a luxurious dressing room with access to an en-suite.



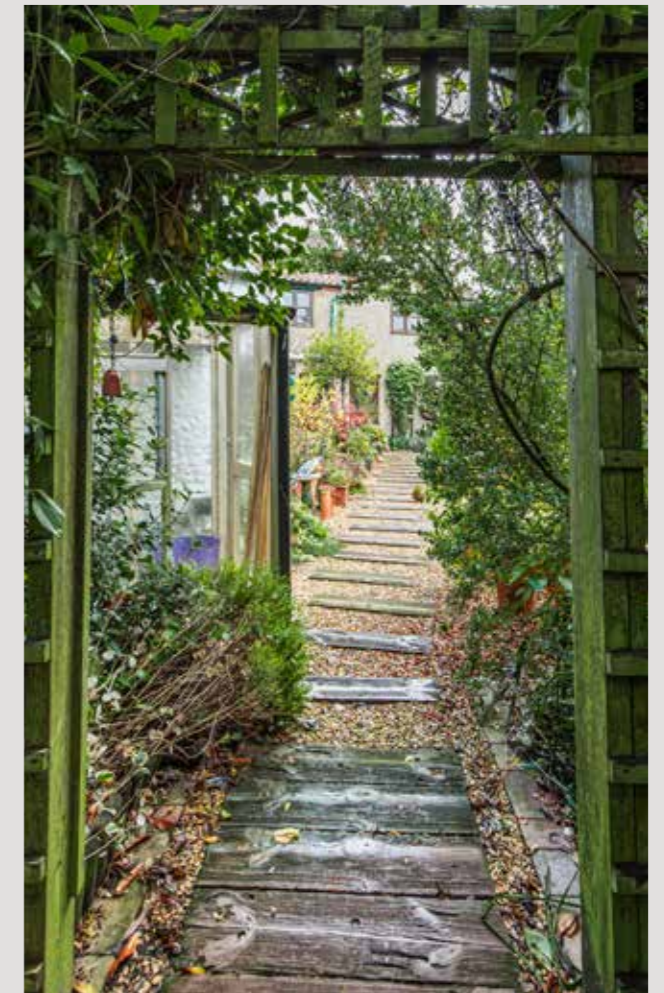
The remaining bedrooms are generously proportioned and well-served by the family bathroom, with each of the bedrooms enjoying their own fitted or built-in storage.



Outside, the property is approached by a gravelled driveway, providing ample parking for multiple vehicles. Double gates grant access to the side and rear of the property where further enclosed parking can be utilised if required.

“It’s a great location - near to places like Norwich, but still with a village feel.”

The gardens wrap around the property and are mainly bounded by high brick walls, which provide an exquisite level of privacy and seclusion. Our sellers have extensively landscaped to create multiple areas to sit and enjoy these surroundings with paved areas, pergolas, and a selection of mature shrubs.





“It’s a really nice village that’s quiet and friendly, yet close to everything you need.”



First Floor
Approximate Floor Area
1177 sq. ft
(109.34 sq. m)



Ground Floor
Approximate Floor Area
1399 sq. ft
(129.97 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.

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ALL THE REASONS

Shipdham

IN NORFOLK
IS THE PLACE TO CALL HOME



Almost two miles in length, Shipdham is Norfolk's longest village nestled between the market towns of Watton

and Dereham in the Breckland region and a designated Conservation Area.

Noted in the Domesday Book as a thriving, well-established settlement of 70 households, it was one of the largest of the time with a church and woodland. During World War II, the village became home to the USAAF 44th bomber group, which was based at its airfield, and the historic site is now home to Shipdham Aero Club and museum.

Today, Shipdham has a thriving community with a GP surgery, Post Office, nursery and primary school, shops and local pub making it a fantastic village for all ages. Along with a clutch of beautiful period properties, Shipdham has grown in recent

years with the development of several quality new-build developments which have been sympathetically incorporated within their rural setting.

Less than 6 miles away is the classic country market town of Dereham, an architectural haven with plenty of Georgian gems set on generous plots, blended with more recent developments.

A twice weekly market appears on Tuesdays and Fridays, along with a strong cohort of independent and specialist shops and free parking, making the town a fabulous place for an afternoon spent browsing.

With good local schools, a leisure centre and golf course, Dereham and its surrounding villages, such as Shipdham, are fantastic locations to enjoy the best of Norfolk country living.



A historic photograph of the Old Bakery ovens in use.



SERVICES CONNECTED

Mains electricity, gas and drainage. Heating via gas fired central heating.
Private water supply via borehole.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

D. Ref:- 2386-3030-5201-7417-6204

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

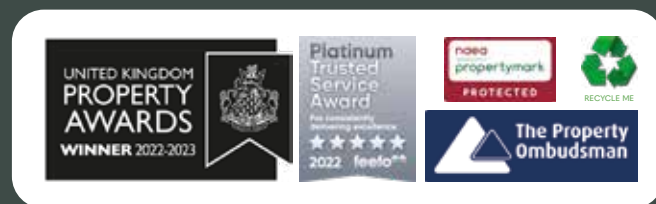
Freehold.

LOCATION

What3words: ///discussed.chapels.whisk

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SOWERBYS



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