



Downham Lodge Farm Cottage
Barnham Broom Road | Wymondham | Norfolk | NR18 0RS

FROM FARM TO FAMILY



“Originally part of the Kimberley Estate, this former farm cottage has now been in the same family for almost 70 years. It’s been extended and transformed over that time, creating a wonderful family-friendly home in a beautiful and peaceful setting.

Private but not isolated, rural but very accessible, well placed for travel to Norwich, Cambridge, London and the glorious Suffolk Heritage Coast.

This is the perfect place in which to embrace country life whilst still being able to enjoy town and city!”



KEY FEATURES

- An Attractive and Impressive Detached Property in an Idyllic Rural Location on the Outskirts of Wymondham
- Five Double Bedrooms; Two Bath/Shower Rooms
- The Principal Bedroom benefits from Double Walk-In Wardrobes and an En-Suite
- Large Kitchen/Breakfast Room with Pantry and Separate Utility Room; Ground Floor Cloakroom
- Two Reception Rooms and a Snug
- Very Useful Outbuilding extending to 1,759sq.ft
- Large Driveway providing Plenty of Parking
- The Grounds wrap around the Property and extend to 1.48 acres (stms)
- With the Option to Purchase Additional Land up to 2.7 acres (stms) if Required
- The Accommodation extends to 2,497sq.ft
- Energy Rating: E

Much more roomy than its 'cottage' name implies, this impressive and appealing home is ideal for families of all ages, or for couples looking to retire to the country with space for family and friends to visit. Surrounded by generous gardens, with paddocks and farmland beyond, the setting is truly idyllic and you have the option to purchase additional land too. Live the life you've always dreamed of: try your hand at growing your own, keep chickens, have a pony, spot the hugely varied birdlife, or simply sit back and breathe in the fresh air, relaxing away from the hustle and bustle of everyday life.

Moving With The Times

The property dates back to around 1901 and started life as a residence for stable workers on the Kimberley Estate. It was bought by the current family in the late 1950s and opened into one larger property. The cottage was significantly extended in 1999, adding a wonderful kitchen breakfast room and two further bedrooms, among other rooms. The result is a delightful family home that's full of character, cosy and welcoming in winter and refreshingly bright and cool in summer. The proportions are excellent throughout and there's plenty of built-in storage, so this is a home as practical as it is attractive.





KEY FEATURES

Meeting Your Needs

Two generous receptions can be found in the original part of the cottage, currently a sitting room and dining room. The former can comfortably accommodate a crowd and the family have enjoyed many social occasions here over the decades. You can imagine family film nights and board games in here too on winter evenings. The rooms share a central chimneybreast with attractive fireplaces on each side. Moving through into the kitchen breakfast room, you can see straight away that this is perfect for family life and social occasions alike, with double doors leading out to a sunny patio beyond. The room is part open to a cosy snug on one side, so you can find a quiet corner in here when the sitting room is in use. A useful utility room and cloakroom complete the ground floor accommodation. Head up the stairs and you'll find five double bedrooms, all with lovely views. Three have built-in storage too and the principal bedroom has not one but two walk-in wardrobes, as well as a lovely en-suite. The two bedrooms in the more recent extension would be ideal for teens, giving them their own end of the house.



Living The Countryside Dream

Step outside the house and you'll see the gardens wrap around the property, so you get plenty of sunshine here. The patio area outside the sitting room and kitchen is a real suntrap and works almost as an additional room in the summer months. There's plenty of parking on the drive, plus a useful outbuilding, but most of the garden is laid to lawn and bordered by mature hedging. Former owners purchased additional land, opening the laurel hedge, so you can see down the lawn to the additional garden to the south. Here there are four pairs of cherry trees, resplendent with blossom in spring, hundreds of daffodils bringing joyful colour around them. The owners have seen so much wildlife around here, including buzzards and red kites above and deer wandering through the surrounding fields. You have a real sense of tranquility, but you're not isolated. The farmhouse sits at the start of the drive and there are four barn conversions further up, so you have the security of neighbours. You're only a few miles from Wymondham, with all the shops, excellent schools, and even a train station taking you to London and Cambridge. The magnificent and historic city of Norwich is also within easy reach and the A11 makes travel a breeze.

































INFORMATION



On The Doorstep

The property is situated on the outskirts of the ever popular Wymondham, with its thriving market town atmosphere and interesting local history. The attractive town centre has some outstanding buildings including the striking Abbey, a good range of shops, public houses, cafes and attractive places to take a walk. It also offers some good schools and is home to the renowned Wymondham College. Wymondham is supported by its own railway station with links to both Norwich and Cambridge while offering easy access to the A47 Norwich southern bypass.

How Far Is It To?

The town of Wymondham is situated approximately 9.5 miles south west of the cathedral city of Norwich with its wide range of cultural and leisure facilities, a variety of good schools both in the public and private sectors and the Norfolk & Norwich University Hospital. Norwich boasts its own main line rail link to London Liverpool Street and an international airport. The market town of Attleborough is a mere 7.5 miles south west of Wymondham with a good selection of high street shops including a Sainsburys Supermarket.

Directions

Leave Norwich on the Newmarket Road/A11 and head towards Thetford. Take the B1135 exit towards Dereham/Wymondham. At the roundabout take the 3rd exit and continue on the B1135. Follow the brown signs for Barnham Broom Golf Club. Turn right onto Barnham Broom Road and follow this road for 1.5 miles and then turn right. Downham Lodge Farm Cottage will be found on the left hand side.

Services, District Council and Tenure

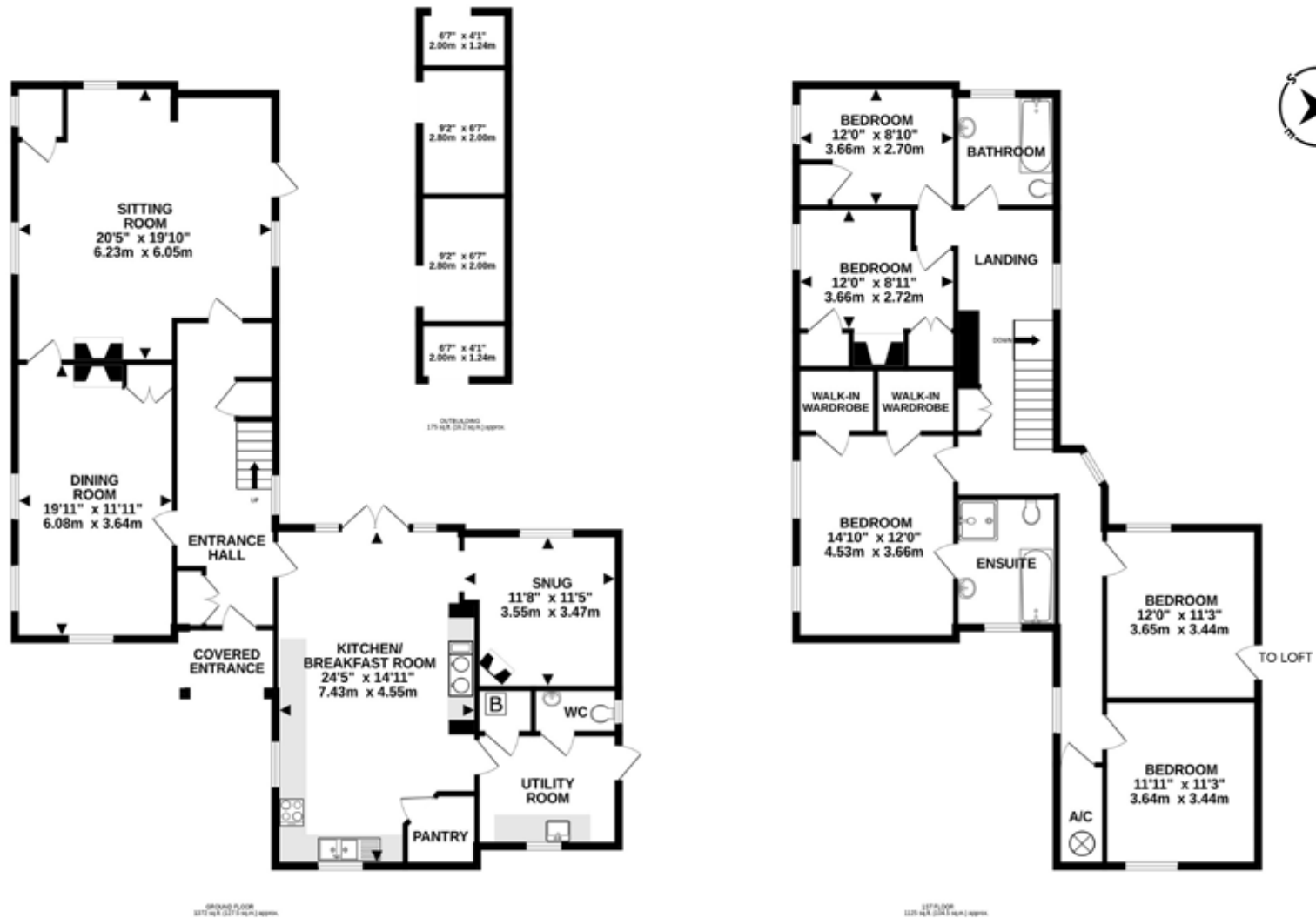
Oil Central Heating, Drainage via Septic Tank, Water via Bore Hole (which is situated at the Farm, there would be an annual charge for maintenance of the pump)

South Norfolk District Council - Council Tax Band: D

Mobile Phone Signal - Varies depending on network provider. Please see www.checker.ofcom.org.uk

Broadband - please see www.openreach.com/fibre-checker

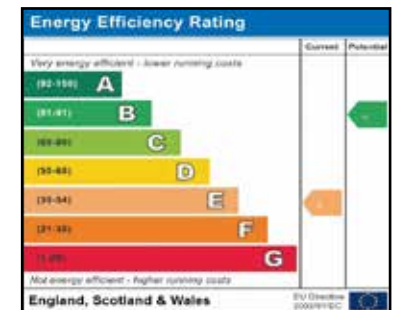
Freehold



FLOOR AREA - HOUSE (EXCLUDING OUTBUILDING) : 2497 sq.ft. (232 sq.m.) approx
 TOTAL FLOOR AREA : 2672 sq.ft. (248.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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