



Pond Farm

Greengate, Swanton Morley, Dereham, Norfolk, NR20 4ND

BROWN & CO



Pond Farm, Greengate, Swanton Morley, Dereham, Norfolk, NR20 4ND

A detached five-bedroom barn conversion with delightful features throughout in superb, manicured grounds of just over an acre.

£725,000



DESCRIPTION

Nestled in the heart of the peaceful and well serviced village of Swanton Morley, and within striking distance of the market town of Dereham, lies Pond Farm, a wonderfully charming brick and flint residence with its varying elevations, open plan arrangements and delightful gardens of around an acre.

Pond Farm was converted in the early 1980's and enjoys wonderful ceiling heights throughout and a general feeling of space and tranquillity. The barn is approached at the front into a wide entrance hall servicing the principal ground floor rooms which all link in very well with one another. The kitchen lies off the hall in an open plan arrangement and enjoys an Aga; a super feature of the kitchen are the tri-fold doors opening onto a stunning terrace walled garden, importantly facing to the west for the evening sun.

The dining room is accessed off the hall but can also be approached from the walled terrace garden, a lovely feature in the summer months. The dining area flows nicely as steps lead up into the sitting room which acts as the focal point to the property. Spanning nearly 25ft with its floor to ceiling glass, exposed beams, incredible vaulted ceiling and a log burner, there is every reason to entertain here or settle down in the quiet whilst enjoying fine views over the gardens.

The study and principal bedroom are positioned off the sitting room, with the main bedroom occupying the west façade. The bedroom benefits from an en-suite bathroom. Further ground floor rooms include a versatile piano room/study, cloakroom, and garage. The garage provides any buyer with an opportunity to incorporate further accommodation into the house, or derive an income with a holiday let arrangement, subject to the necessary planning consents being forthcoming. A staircase from the hall provides access to a large guest bedroom which stands above the garage.

The first floor is approached off the sitting room via the main staircase. There are three double bedrooms and a family bathroom, each with Velux windows providing plenty of natural light. Pond Farm benefits from an excellent range of storage, particularly in bedroom 3.

Outside - The gardens and grounds act as a major feature of Pond Farm and are approached off Greengate into a private shingled drive which leads past the property and round to the garage.

The main rear gardens have been beautifully tended by the current owners being mainly laid to lawn with a number of specimen trees and mature flower beds and borders whilst being fully enclosed by post and rail fencing.

At the rear there is a detached garage and workshop under a pantile roof and covered wood store of timber framed construction, all in very good order. Within the gardens lies a glasshouse and potting shed which further benefit the whole.

Here is a wonderful opportunity for a wide variety of buyers keen to establish themselves in a versatile home with a rural feel with farmland views and pleasant walks, yet in a location with superb access links to Norwich, London, and North Norfolk.

Services - Mains water, mains electricity, mains drainage. Oil fired central heating.

Local authority – Breckland District Council. Council Tax Band – F

Acreage – 1.024 acres (stms)

LOCATION

Swanton Morley is a busy village approximately 3 miles north of Dereham and 17 miles west of Norwich. As well as All Saints Church in the heart of the village, there is a butcher's shop, two pubs, a village shop and Post Office.

DIRECTIONS

Proceed out of Norwich on the Dereham Road and join the A47 towards Dereham. Take the slip road off the A47 at North Tuddenham and turn right over the flyover and then left onto the



Old Main Road. Turn right onto the B1147 to Swanton Morley and follow the bends. On entering the village continue along the B1147 (Greengate) and Pond Farm will be located on the left hand side.

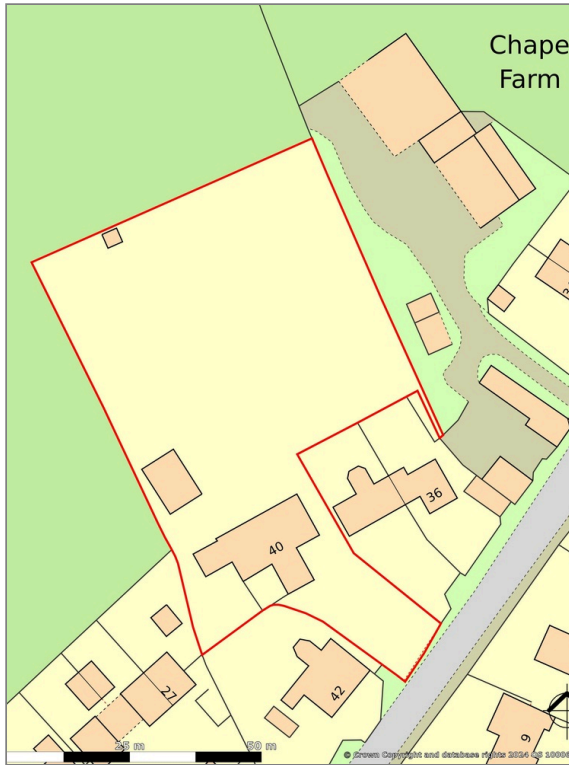
AGENT'S NOTES:

(1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.

(2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



Greengate, Dereham, NR20

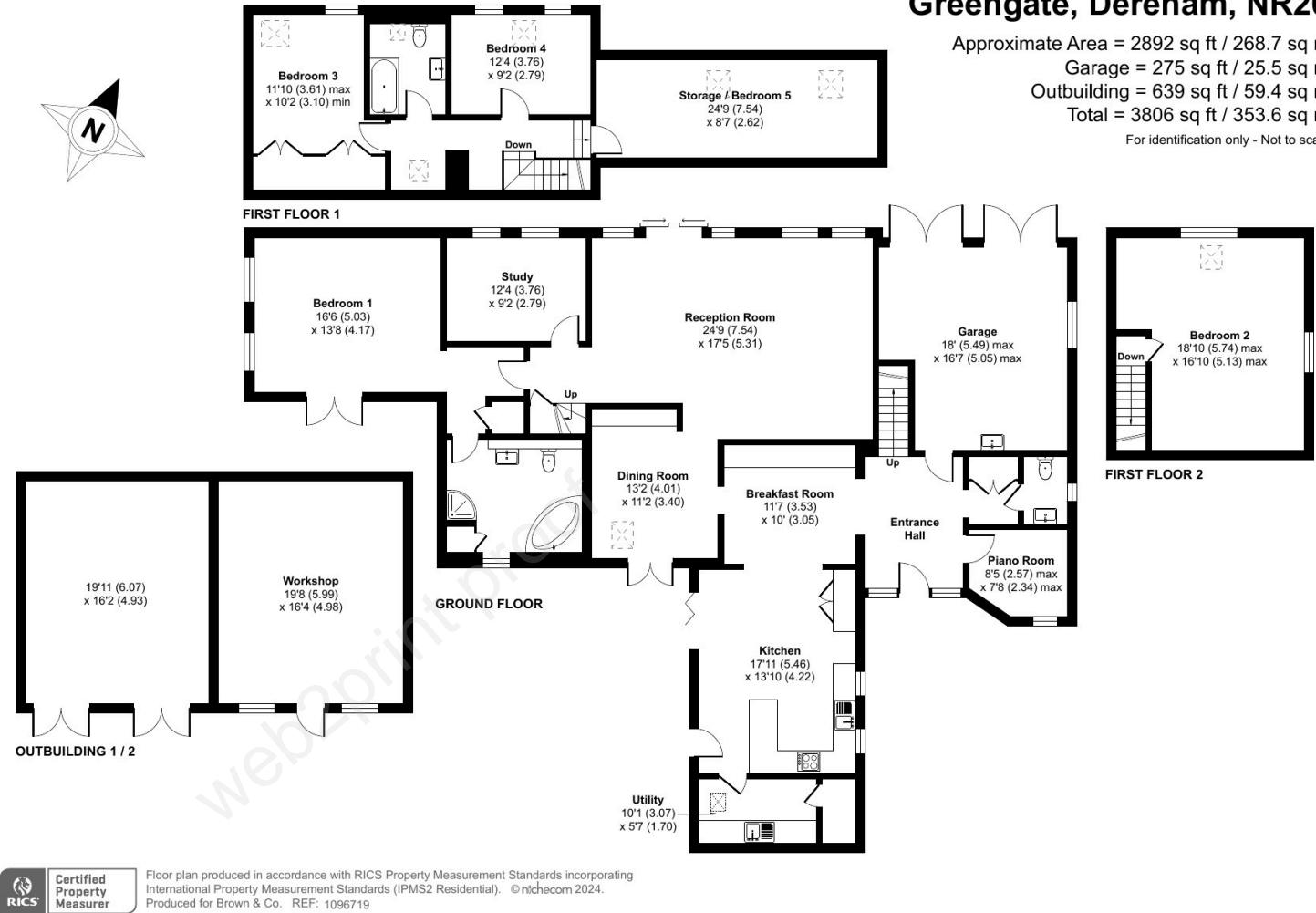
Approximate Area = 2892 sq ft / 268.7 sq m

Garage = 275 sq ft / 25.5 sq m

Outbuilding = 639 sq ft / 59.4 sq m

Total = 3806 sq ft / 353.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2024. Produced for Brown & Co. REF: 1096719

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Brown&Co

The Atrium | St George's Street | Norwich | NR3 1AB

T 01603 629871

E norwich@brown-co.com

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Property and Business Consultants