



88 Greengate
Swanton Morley | Norfolk | NR20 4LX

FINE & COUNTRY

SO MUCH CHARACTER



This delightful period farmhouse, believed to date from the late 17th century, offers a unique blend of historic charm and modern comfort. Nestled in the heart of Swanton Morley, it's a short walk to a wealth of village amenities.

Sympathetically restored, the farmhouse retains a treasure trove of original features. Exposed oak beams, inglenook fireplaces, and other details transport you back in time.

The well-proportioned accommodation boasts four bedrooms, one with an en suite, and a family bathroom on the first floor. Downstairs, find a versatile layout with a living room, a kitchen/diner seamlessly flowing into a garden room, a formal dining room, a cozy snug, a utility room, and another garden room – perfect for entertaining or relaxation.

Step outside to the expansive, meticulously maintained gardens, a haven of tranquility. High hedges ensure privacy, while a terraced area and a charming summerhouse provide idyllic spots to unwind. A gated entrance leads to a shingled driveway with parking for several cars.



KEY FEATURES

- Situated in the idyllic village of Swanton Morley, this property is surrounded by beautiful countryside.
- Featuring four bedrooms (including a master ensuite) and a family bathroom, this home offers both privacy and convenience.
- An inviting dining room, boasting a traditional inglenook fireplace and charming exposed oak beams, leading through to the snug.
- Relax by the fireplace in the charming living room featuring exposed oak beams.
- Two garden rooms both with patio doors, offering endless possibilities for a home office, playroom, or additional living area.
- The well-equipped kitchen and dedicated utility room offer ample space for cooking, storage, and laundry.
- Beautifully manicured enclosed gardens featuring a variety of mature trees, plants, and hedges, unwind in the summer house, tackle projects in the workshop, and host gatherings on the patio.
- Total Accommodation extends to 2401sq.ft

Period Charm and Modern Comforts

"We loved the size of the house and the very large garden," the present owners said when asked what first drew them to 88 Greengate. "When we brought the house in April 1997, we knew that the house was sixteenth century and that it had many original features. But as we were renovating it, we found many more features that had been hidden or bricked over, including three more inglenook fireplaces and many more beams. We turned the property into our family home for our young children to grow up in. Despite the amount of time and work has gone into our house (and also money!), I have never once regretted our decision to buy it. It has truly been a labour of love to make it what it is now."

"The house was a complete renovation project which meant that we could not live in it for the first year of ownership because the entire downstairs floors had to be removed and replaced, and a complete damp course had to be installed," the owners said. "The house has been fully rewired, and new plumbing and a new central heating system fitted. It has taken thirteen years to renovate our home; we have fitted a new roof and added an extension which meant we could reconfigure the layout of the house and add a new kitchen, bathroom and staircase."





KEY FEATURES

“It is believed that the house is the oldest residential property in the village. It was originally Home Farm Cottage and owned a large parcel of land and outbuildings but over the years the land and most of the farm buildings have been sold off. At one point, two brothers lived in the house with their wives, although because the wives fell out the house was split into two, by locking doors and another front door being fitted! It was one house when we brought it. There is also a lot of history about a family who used to live in the house. The house is called Benella after Daisy Rayner’s (a previous occupant) brother and sister who both worked from the house; Ben as a cobbler and Ella as a seamstress. We discovered a number of cobblers tools when renovating the house which we have kept. When Daisy died, a charity for school children was set up so they could apply for a small grant for schoolbooks.”

“We have retained all the original features we have come across, including beams, some original doors and we have reinstated the fireplaces (in three of the rooms there are multifuel wood burners). We reused the original parent floor tiles and had them laid in the kitchen – the end result looks really beautiful. We have also kept a stained-glass window and made a feature of it in the dining room. “

“If you love period properties, then this is the perfect house for you. We have modernised it very sympathetically, maintaining all the original features while updating it for modern living. The size of the house and garden offers perfect family living – and there are rooms which can be used for office space for working from home or as additional bedrooms if required. The garden is mostly south facing and is a gardener’s delight, with the patio located on the south facing side of the garden. The house and garden provide ample space for a young family to play in and explore, or a more mature family to relax and potter around in the beautiful surroundings.”

When asked about favourite spaces at the property, the owners replied, “The open plan kitchen/dining room opening into to the garden room is the hub of the home; it is warm and cosy in the winter with the log burner lit and, in the summer, we open the patio doors and enjoy family barbecues on the patio. The large garden has meant we have been able to host many engagement parties, birthday parties, baby showers and hen parties, just to name a few. At Christmas the formal living and dining room come into their own, and the house looks stunning when decorated with traditional Christmas decorations and, again, we have hosted many family Christmases.”



Family: A little bit of crazy, a little bit of loud, a whole lot of love



























INFORMATION



Outside

"We have a very large garden and an off-road driveway in which we can comfortably accommodate four or more cars. The garden is our absolute pleasure, and we have developed it over the years so that it now has a beautiful assortment of plants in the flowerbeds. In addition, there are a number of mature trees, and four apple trees, a pear and a plum tree. We also have a vegetable plot, and a raised garden to grow our vegetables in."

"There are also two brick sheds which are original to the house and historically were used for smaller livestock to live in. We utilise one of these as a woodstore, and the other is currently being used by husband for his beer shed, as he brews his own beer and cider made from the apples grown on our apple trees. We have a beautiful summerhouse which houses our hot tub and which has been enjoyed by all our family. All the sheds have electricity and lighting. As regards wildlife, we have many lovely birds that visit our garden including bluetits, goldfinches and a pheasant, not forgetting a squirrel that regularly comes into the garden!"

How Far Is It To?

North Elmham can be found only 4.5 miles from Swanton Morley, located here is the Elmham and Swanton Morley doctors surgery (the sister surgery is in Swanton Morley), chip shop, a post office within a tearoom and two public houses. There is also local village shop. Dereham town is located 3.9 miles away from Swanton Morley and offers, shops, a cinema, a bowling alley and a large gym. The cathedral city of Norwich is only 17 miles east and offers a wide range of cultural and leisure facilities, and a variety of good skills both in the public and private sectors. Norwich also benefits from its own rail line link to London Liverpool Street and an International Airport.

Directions - Please Scan QR Code Below

What Three Words Location

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OFCH, Mains Water & Drainage

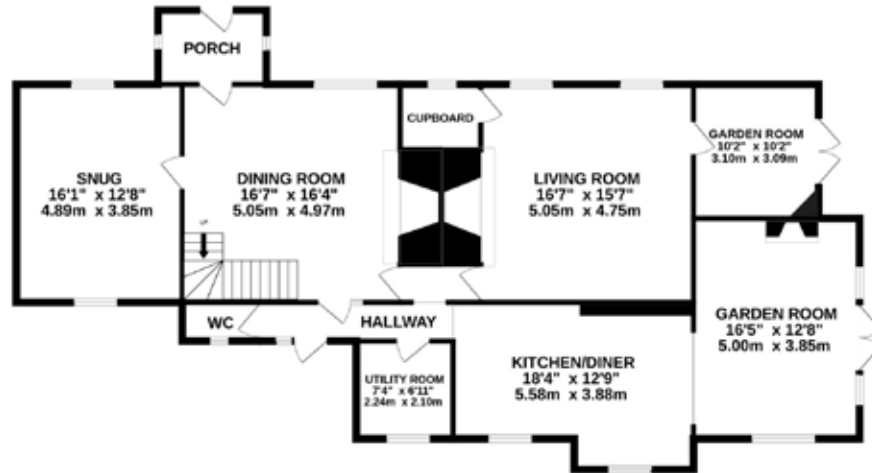
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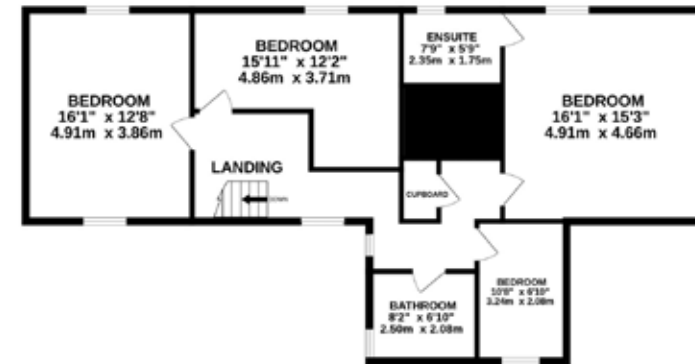
Freehold



GROUND FLOOR
1450 sq.ft. (134.7 sq.m.) approx.



1ST FLOOR
951 sq.ft. (88.3 sq.m.) approx.



TOTAL FLOOR AREA : 2401 sq.ft. (223.0 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		
69-80	C		
55-68	D		47 D
39-54	E	45 E	
21-38	F		
1-20	G		

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