



Thorpe Row
Shipdham IP25 7NN

BROWN & CO



Thorpe Row, Shipdham IP25 7NN

Detached farm house

Land totalling approximately 2.16 hectares (5.33 acres)

Four bedrooms

Picturesque rural location

Far reaching views in all directions

No upward chain



Introduction

Brown & Co offers a detached, rural, farm house in Shipdham, Norfolk. The property dates back to the 1800s and is offered with land of approximately 2.16 hectares (5.33 acres) which includes pasture suitable for a variety of uses, log cabin and wooded area.

Location

The property is located around Thorpe Row, Shipdham, Norfolk. Postcode: IP25 7NN. This is a small hamlet within the parish of Shipdham, between the town of Dereham (4 miles to the north east) and the village centre of Shipdham (1.8 miles to the south west). Shipdham is a traditional and charming village situated in the Breckland district of Norfolk. It boasts a rich history, with its roots dating back to the Domesday Book. The village offers a range of a local amenities, including a primary school, a medical practice, and a post office. Residents and visitors can enjoy dining at the local pub, The Bull, which offers a cozy atmosphere and traditional fare. For recreation, Shipdham features a community centre hosting various events and activities and the surrounding countryside provides picturesque trails ideal for walking and cycling. The nearby market town of Dereham, just a short drive away, offers additional shopping, dining and entertainment options, enhancing the convenience and appeal of the area.

The property

Walnut Tree House is a four bedroom, detached dwelling situated in a picturesque rural location. The overall plots extends to 2.16 hectares (5.33 acres) and comprises driveway, private garden, wooded area and pasture land suitable for a variety of uses. First hand inspection is recommended to view the location of the property which enjoys rural views in all directions and offers a host of potential to a new owner.

The house is constructed of brick and flint under a timber frame pitched tile roof and is believed to date from the 1800s featuring traditional Norfolk Structural ties. A later added UPVC extension has been constructed on the northern elevation. The house benefits from UPVC double glazed units, oil fired central heating and hot water, mains electricity and mains water. Inside, there is entrance hall, sitting room, dining room, kitchen/breakfast room, study, conservatory and wc to the ground floor. Upstairs, there are four double bedrooms and family bathroom with a roll top bath and shower cubicle. The property would benefit from updating and renovation.

Outside

The property is approached from a small lane via private driveway where there is a timber garage and summer house. The houses

faces open farmland and has gardens to the side and rear. At the rear of the property is a wooded area and to the West of the house is further pasture land suitable for a variety of uses. Overall, the plot extends to approximately 2.16 hectares (5.33 acres). Situated on the edge of the plot is a log cabin, nestled in the woodland area, which was constructed in the early 2000s. In 2023, a successful application was made to Breckland District Council for the retention of the cabin for use as ancillary accommodation, annexe, for the house. The log cabin is on a separate electric supply and is completely self contained. Details of this application can be found on Breckland Councils planning website using the search reference 3PL/2023/0629/F.

Agent's notes

There is no upward chain.

Services: mains water, electric, oil fired central heating, private drainage.

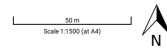
What3words: costs.conspried.prefix

Viewing procedure

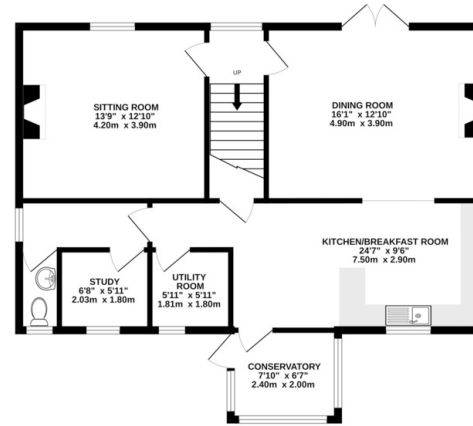
Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01553 770771 / kingslynn@brown-co.com



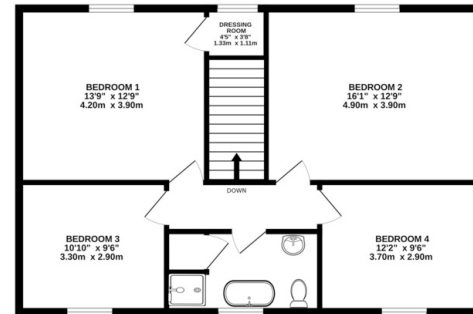
Produced on May 28, 2024.
© Crown copyright and database right 2024 (licence number 100059532)



GROUND FLOOR
802 sq.ft. (74.5 sq.m.) approx.



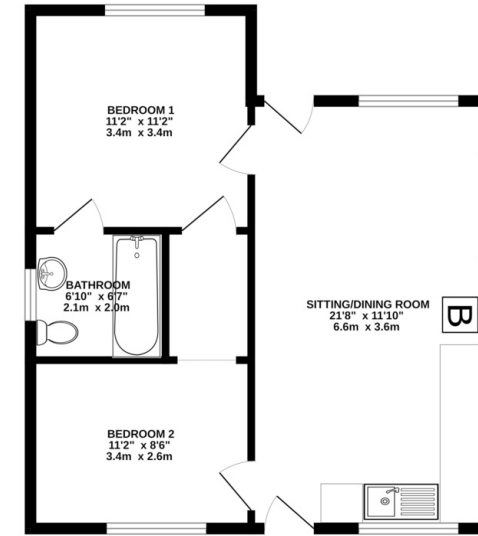
1ST FLOOR
763 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA : 1565 sq.ft. (145.4 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.
Made with Metrcorx ©2024

GROUND FLOOR
548 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA : 548 sq.ft. (51.0 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.
Made with Metrcorx ©2024

IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated