



THE STORY OF

# Deep Dale House

*Tittleshall, Norfolk*

SOWERBYS





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# Deep Dale House

Tittleshall, Norfolk  
PE32 2PJ

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Detached Four Bedroom House

Integral Garage

Beautiful Garden

Village Location

Open Plan Reception

Log-Burner

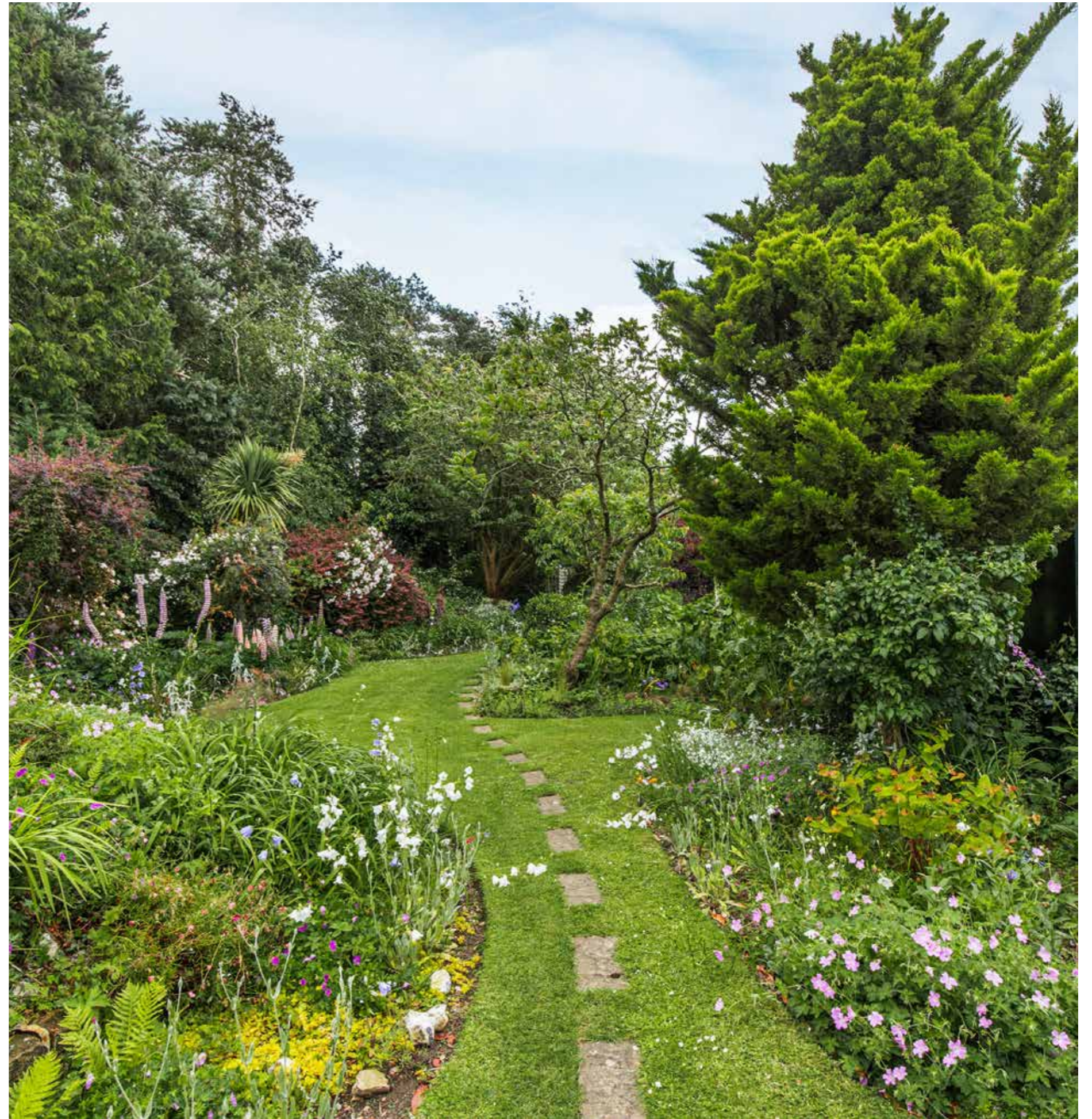
Potential to Modernise

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Deep Dale House is situated in a delightful village location, surrounded by its well-manicured garden, and holding enormous potential.

Offering a generous amount of reception space throughout, Deep Dale House has been thoughtfully designed and extended over time to create a wonderful family home. The ground floor accommodation is bright and spacious and flows to allow for modern-day living. Having been extended to the rear, there is now an open-plan kitchen and reception space which could be easily reconfigured. The cosy living room benefits from a log-burner with views over the mature front garden.

Upstairs, four good-sized bedrooms are serviced by a family bathroom. The property holds the potential, subject to the necessary consents, to be extended which could easily enhance these existing rooms further.

The house is nestled into its plot, and it is abundantly clear that the current owner has taken great pride in creating a wonderful garden. Backing onto farmland, with wonderful views, the garden is segmented creating different pockets and spaces. With trees, shrubs, and flowerbeds in abundance, it's a haven not only for wildlife but the occupants alike. The integral garage and gravel driveway allow for ample off-street parking.

Deep Dale House is a wonderful opportunity to acquire a slice of Norfolk countryside life, with the potential to enhance and modernize as the next owner sees fit.









First Floor  
Approximate Floor Area  
592 sq. ft  
(54.98 sq. m)



Ground Floor  
Approximate Floor Area  
946 sq. ft  
(87.84 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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# Tittleshall

VILLAGE LIVING WITH PERIOD HOMES AND COSY COTTAGES

An attractive village filled with brick and flint cottages and period homes, Tittleshall is about 9 miles to the north west of Dereham, and 6 miles south of Fakenham, with the cathedral city of Norwich about 30 miles away. Tittleshall has a village hall, bowls club, cinema club and the church of St Mary's has a splendid marble monument dedicated to Sir Edward Coke of Holkham.

Two miles away, Litcham provides a range of amenities. The village has a popular pub, The Bull, which is a traditional 17th century coaching inn, and Litcham Deli is the perfect place to meet a friend for coffee and cake, or to pick up some delicious locally produced goodies. There is also a doctors' surgery, village hall, post office / general store, and two schools: a primary, and the very much in demand, Litcham High.

Litcham Common is a managed Nature Reserve, situated to the south of the village on the Nar Valley Way, providing delightful walks surrounded by beautiful countryside scenery.

Nestled in the Brecklands, in the heart of the county, Dereham is a classic market town with a twice weekly market, on Tuesdays and Fridays. There's a strong cohort of independent and specialist shops and free parking, making the town a fabulous place for an afternoon spent browsing.

Heritage buffs are spoilt for choice with living museum Gressenhall Farm and Workhouse nearby, or step back in time and adventure at Castle Acre Castle and Priory, an 11th century monastic site, and National Trust property Oxburgh Hall, which is half an hour's drive away.



## Note from Sowerbys



“...surrounded by its well-manicured garden, and holding enormous potential.”



### SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

### COUNCIL TAX

Band D.

### ENERGY EFFICIENCY RATING

E. Ref:- 0370-2147-7360-2994-7835

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: ///mentions.racetrack.sobs

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# SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

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Journey

 St Martins  
more than a home  
for the homeless

 mind  
Norfolk and  
Waveney

 Cancer  
Charity  
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 East Anglian  
Air Ambulance

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