



THE STORY OF

Park View Bungalow

Bylaugh, Norfolk

SOWERBYS



THE STORY OF

Park View Bungalow

Bylaugh Park, Bylaugh
Norfolk, NR20 4RL

Stunning Location

Packed Full of Potential

Detached Bungalow

Two Bedrooms

Field Views

Hidden Away in a Very
Secluded Location

SOWERBYS DEREHAM OFFICE
01362 693591
dereham@sowerbys.com

Hidden away in what could be argued as one of the best locations in mid-Norfolk is Park View Bungalow. Positioned on the edge of the historic Bylaugh Hall Estate, this two-bedroom detached bungalow offers a unique setting.

Currently, the property has a long central hallway that stretches the width of the bungalow. At one end of the hallway is a large kitchen/dining area, with a door leading out to the garden. On the opposite end is a large reception room, currently being used as the living room.

Positioned centrally within the bungalow is a family bathroom, and on either side of that are two double bedrooms.

Outside, to the front, a large V-shaped garden, mainly laid to lawn with low hedging surrounds the area, gives the bungalow far-reaching views over the Norfolk countryside. There is parking for two cars on a hard standing to the front of the property.

To the rear is a small garden surrounded by a mature hedge. The current owners have offered to give the property more garden to the rear and have marked this out with tape, which will give the garden to the rear 60 feet.

Whilst the property is in good order and could be happily lived in as it stands, the real strength of this bungalow is the potential that lies within. With a little bit of creativity and the correct planning approval, this bungalow could be turned into something truly spectacular.





Outbuilding



Approximate Floor Area
995 sq. ft
(92.39 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.

Copyright V360 Ltd 2023 | www.houseviz.com

Bylaugh

A SMALL VILLAGE OFFERING A SERENE ESCAPE

Bylaugh, a picturesque village nestled in the heart of Norfolk, is a charming and tranquil locale that captures the essence of rural England. Bylaugh is a hidden gem that offers a serene escape from the hustle and bustle of urban life.

One of the most notable landmarks in Bylaugh is Bylaugh Hall, an impressive 19th-century mansion set amidst sprawling parkland. The hall and its grounds are steeped in history, providing a glimpse into the opulent lifestyles of the past. The surrounding estate features beautifully landscaped gardens, ancient woodlands, and idyllic walking paths, making it ideal for nature lovers and history enthusiasts alike.

The village itself is characterised by its traditional English cottages, charming lanes, and a strong sense of community. Residents and visitors alike can enjoy the local pub, which serves as a social spot and offers a warm and welcoming atmosphere. The nearby River Wensum adds to the area's natural beauty, offering opportunities for fishing, boating, and peaceful riverside walks.

Bylaugh's location in mid-Norfolk places it within easy reach of larger towns such as Dereham and Norwich, providing access to a wider range of amenities, shopping, and cultural attractions. Despite its proximity, Bylaugh maintains a distinctly rural character, with rolling fields, hedgerows, and abundant wildlife.

Living in Bylaugh offers a blend of tranquillity and community spirit, making it an ideal location for those seeking a slower pace of life.



SERVICES CONNECTED

Mains water and electricity. Drainage via septic tank. Oil fired central heating.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

D. Ref:- 8485-7226-3460-8740-3972

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: ///vaccines.charmingly.mavericks

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

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

Nelson's
Journey

 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
— EST. NORFOLK 1983 —

 East Anglian
Air Ambulance

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

