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THE STORY OF

# The Granary

*Litcham, Norfolk*

SOWERBYS



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# The Granary

Litcham, Norfolk  
PE32 2NP

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Rural Village Location

Brick and Flint Detached Home

Accommodation Stretching to 2,366 Sq. Ft.

Four Double Bedrooms

Four Reception Rooms

Double Garage with an Additional Single Garage

Outdoor Entertaining Space

Private Garden

Views Over the Playing Field

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**SOWERBYS DEREHAM OFFICE**

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Peacefully positioned among a trio of houses down a small country track, you'll find this wonderful four-bedroom detached brick and flint property.

Upon stepping through the front door, you're greeted by a welcoming entrance porch, ideal for shedding muddy boots and wet jackets before entering the main house. The hallway spans the length of the property, with all primary rooms stemming off it.

Despite its expansions over the years, the home maintains a seamless flow and contemporary ambiance. The kitchen/diner is thoughtfully laid out, featuring a division that naturally separates the space. At one end, a spacious area accommodates a large dining table with views over the adjacent playing field.

The property benefits from a utility room, a family bathroom, and a generously sized living room which flows into a sunroom. The sunroom is bathed in natural light from large windows along its length and a substantial skylight above.

Spread across three floors, the property boasts four bedrooms, offering versatility and space. This layout allows for creating a separate annexe on the lower ground floor, perfect for accommodating elderly parents or teenagers seeking privacy. The primary bedroom, located on the upper ground floor, enjoys the luxury of its own private en-suite shower room.

To the rear, a private garden awaits, featuring a paved outdoor entertaining area and a small lawn adorned with mature plantings directly adjacent to the property. Beyond this area, the garden extends into a larger open space, where expansive lawns are surrounded by established trees and shrubs. This outdoor haven is ideal for gardening enthusiasts or families with children, providing ample room for both relaxation and imaginative play.

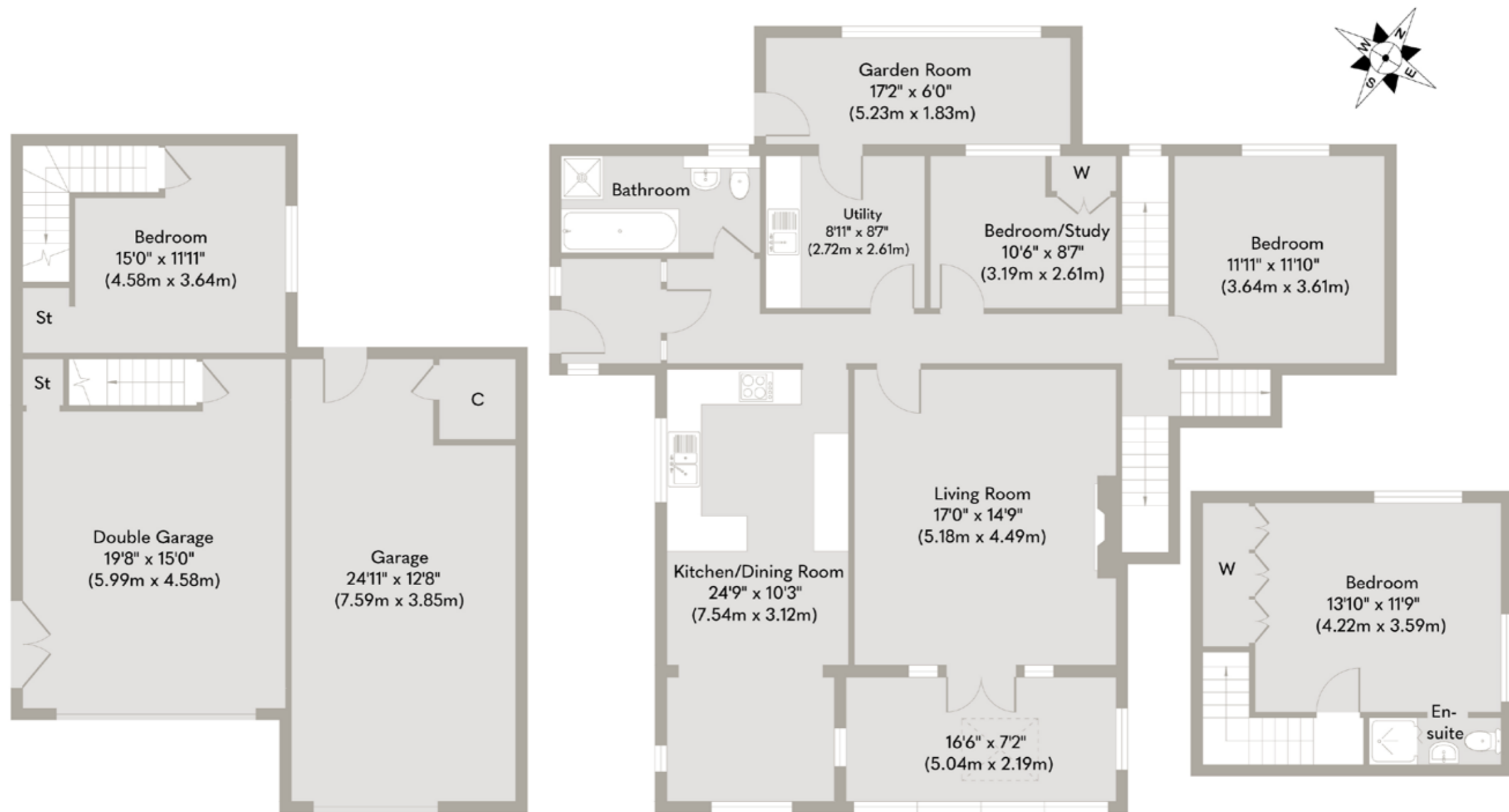






...surrounded by  
established trees and  
shrubs.





Lower Ground Floor

Ground Floor

Upper Ground Floor

**Lower Ground Floor Approximate Floor Area 790 sq. ft (73.40 sq. m)**

**Ground Floor Approximate Floor Area 1328 sq. ft (123.40 sq. m)**

**Upper Ground Floor Approximate Floor Area 247 sq. ft (22.98 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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# Litcham

LOCATED IN THE  
MIDDLE OF NORFOLK

With a welcoming community and beautiful surroundings, Litcham is perfect for those looking to enjoy the idyllic village life.

The village has a popular pub, The Bull, which is a traditional coaching inn from the 17th century, although the foundations date back to the mid 1300s, which makes it the second oldest inn in Norfolk. Litcham Deli is the perfect place to meet a friend for coffee and cake, or to pick up some delicious locally produced goodies for later. 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 of 28 hectares of lowland heath and mixed woodlands, situated to the south of the village on the Nar Valley Way, a 35 mile long footpath from East Dereham to King's Lynn. Surrounded by beautiful countryside scenery, the river Nar is never far away whilst you are venturing along this path.

All Saints Church dates back to the 12th century, but was largely rebuilt in the early 15th century. There is also a Methodist Chapel on Front Street, which was built in 1909. The Priory at the bottom of Church Street is likely to have once been a Chapel or Hermitage.

Nestled in the Brecklands, in the heart of the county, Dereham is a classic market town approximately 9 miles away. There's a twice weekly market, on Tuesdays and Fridays, along with a strong cohort of independent and specialist shops and free parking make the town a fabulous place for an afternoon spent browsing.



## Note from Sowerbys



“This brick and flint property captures the essence of peaceful countryside living.”



### SERVICES CONNECTED

Mains water and electricity. Oil fired central heating. Drainage to be confirmed.

### COUNCIL TAX

Band D.

### ENERGY EFFICIENCY RATING

E. Ref:- 1434-9123-9400-0671-0292

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: ///pile.jacuzzi.lifeboats

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# SOWERBYS

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