



THE STORY OF

Blackmoor Farm

Shipdham, Norfolk

SOWERBYS



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Blackmoor Farm

Shipdham, Norfolk
IP25 7PU

Detached Period Farmhouse

Five Bedrooms

Peaceful Mid-Norfolk Countryside Location

Set Within a Plot of 3.4 Acres (STMS)

Unconverted Barns, Three Stables, Double
Cart Shed and Two Wood Stores

Farmhouse Style Kitchen

Four Reception Rooms

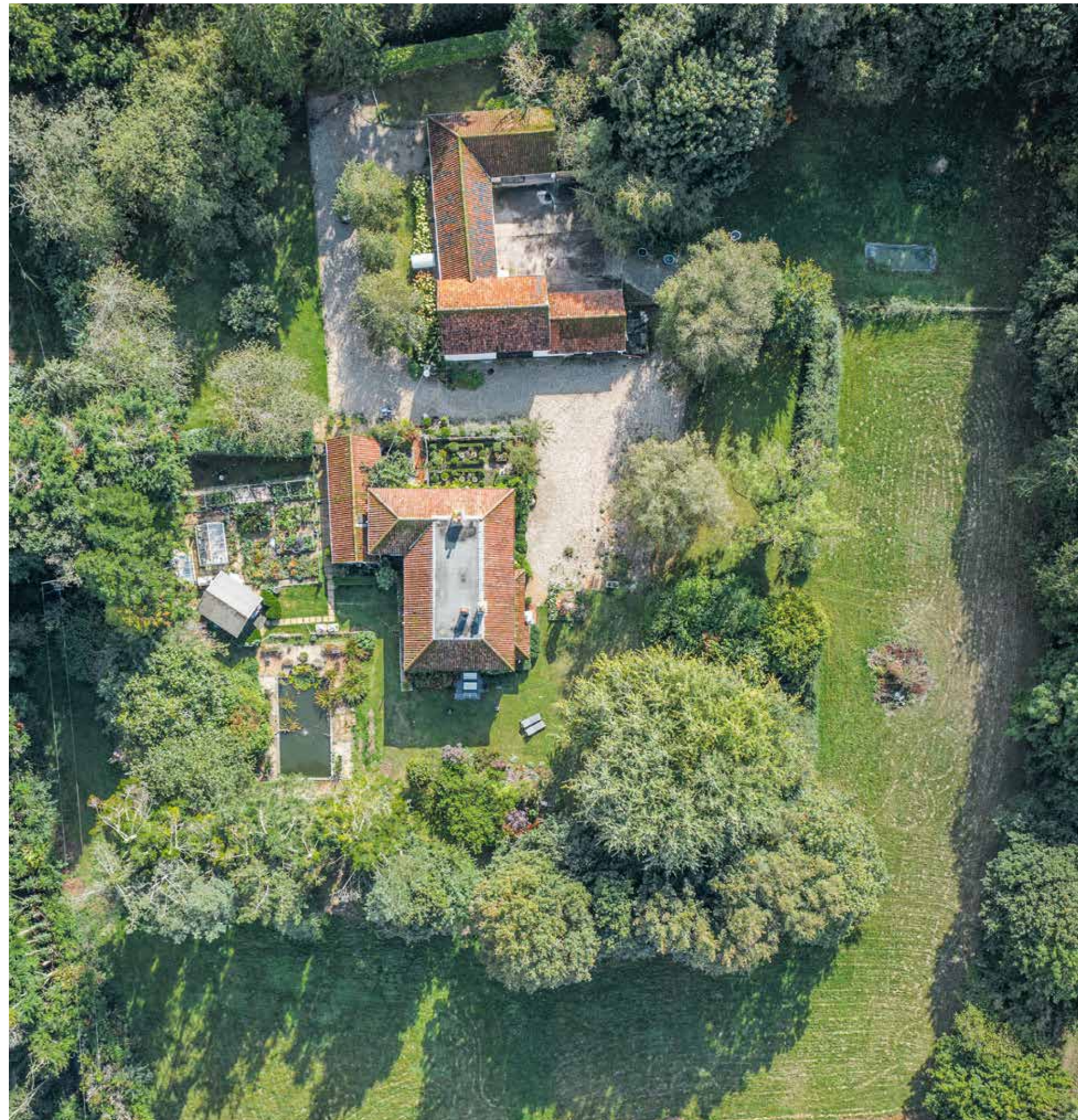
Three Bathrooms

Private Driveway

SOWERBYS DEREHAM OFFICE

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Blackmoor Farmhouse is a beautifully restored 19th-century gem, believed to be part of the Rider Haggard Estate, that seamlessly blends historic charm with modern luxury. Once a modest residence, this exquisite home was thoughtfully extended in the 1980s and has been meticulously refurbished by the current owner to a high specification, including a stunning new kitchen as part of the comprehensive remodelling.

Set in a private, sheltered position, the property is surrounded by enchanting wooded grounds, spanning 3.4 acres (STMS). The estate features paddocks ideal for equestrian pursuits, while the beautifully maintained gardens offer a tranquil retreat. A collection of traditional barns, stables and tack rooms provide exciting potential for conversion into additional accommodation (STPP).

One of the standout features of the home is the magnificent 30ft triple-aspect sitting room, a truly impressive space with chevron parquet flooring, a deep bay window with seating, and an open fireplace. Whether it's a bright summer morning or a cosy winter evening, this room is a welcoming sanctuary.







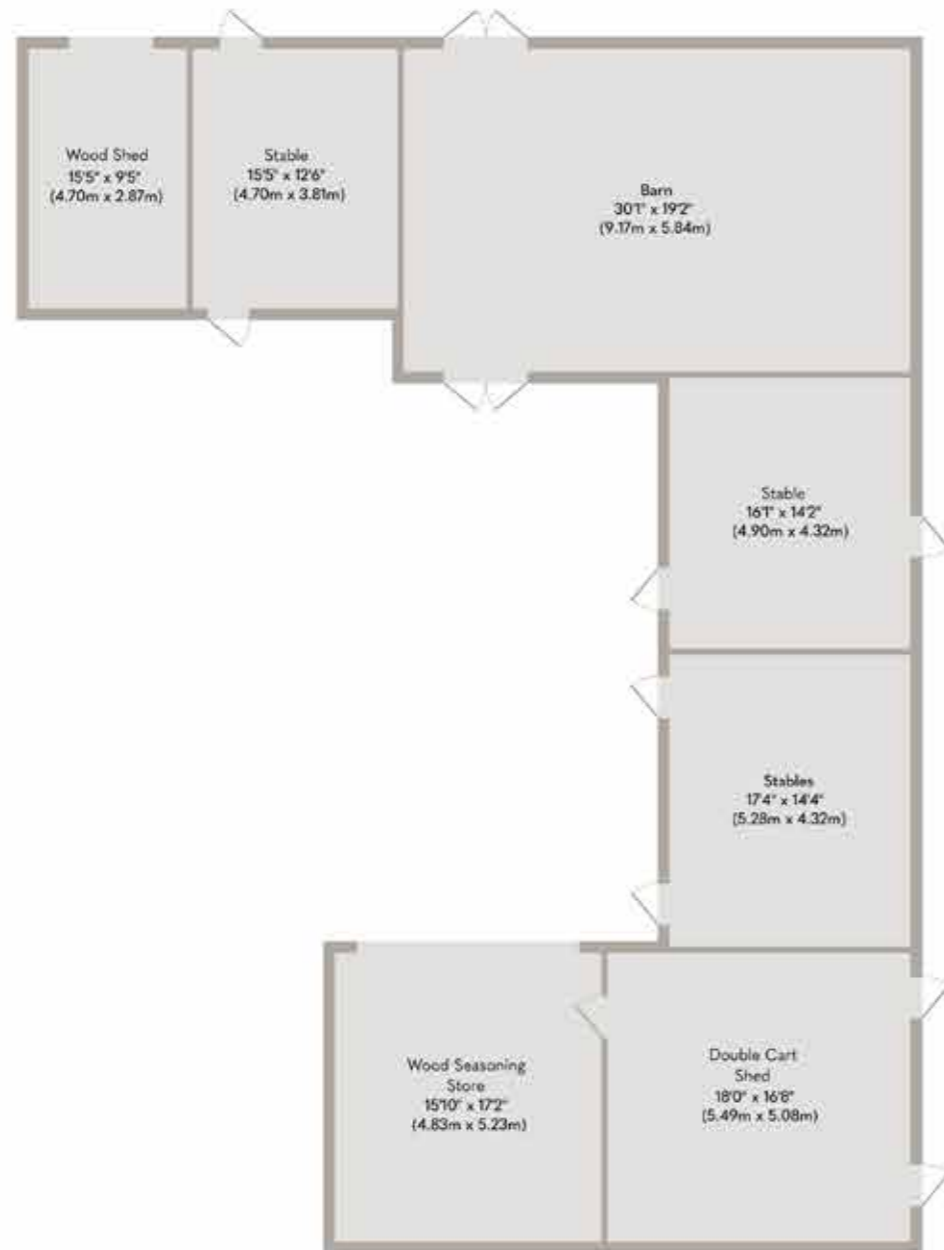
The heart of the home is the newly designed kitchen/dining room, complete with a large kitchen island that naturally draws guests to gather, ample storage, and a Heritage Range cooker, which also provides heating and hot water to the property. The space is generous enough to accommodate a large dining table, perfect for informal gatherings, while a formal dining room offers a more elegant setting for special occasions.

The ground floor boasts two sitting rooms, a formal dining room, library/office, cloakroom, utility room, pantry and an integrated single garage.

Upstairs, you'll find four spacious double bedrooms and a single bedroom. The primary suite features a luxurious dressing room and ensuite bathroom, while the remaining bedrooms benefit from a Jack and Jill bathroom and shower room.

The estate is a captivating blend of formal gardens including a vegetable garden with greenhouse, wildlife swimming pool, log cabin, paddocks, and private woodlands.

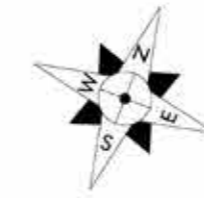




Outbuilding
Approximate Floor Area
1,999 sq. ft.
(185.75 sq. m)



Ground Floor
Approximate Floor Area
2,063 sq. ft.
(191.65 sq. m)



First Floor
Approximate Floor Area
1,575 sq. ft.
(146.33 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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Shipdham

NORFOLK'S LONGEST VILLAGE

Almost two miles in length, Shipdham is Norfolk's longest village nestled between the market towns of Watton and Dereham in the Breckland region and a designated Conservation Area.

Noted in the Domesday Book as a thriving, well-established settlement of 70 households, it was one of the largest of the time with a church and woodland. During World War II, the village became home to the USAAF 44th bomber group, which was based at its airfield, and the historic site is now home to Shipdham Aero Club and museum.

Today, Shipdham has a thriving community with a fantastic GP surgery, Post Office, nursery and primary school, shops and local pub making it a fantastic village for all ages. Along with a clutch of beautiful period properties, Shipdham has grown in recent years with the development of several quality new-build developments which have been sympathetically incorporated within their rural setting.

Less than 6 miles away is the classic country market town of Dereham, an architectural haven with plenty of Georgian gems set on generous plots, blended with more recent developments.

A twice weekly market appears on Tuesdays and Fridays, along with a strong cohort of independent and specialist shops and free parking, making the town a fabulous place for an afternoon spent browsing.

With good local schools, a leisure centre and golf course, Dereham and its surrounding villages, such as Shipdham, are fantastic locations to enjoy the best of Norfolk country living.

Nearby, the thriving market town of Swaffham, holding markets on Fridays and Saturdays, has an extensive range of amenities including a Waitrose.



Note from Sowerbys



“Blackmoor Farmhouse is a beautifully restored 19th-century gem that seamlessly blends historic charm with modern luxury.”



SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

E. Ref: 2145-3042-0201-0124-2200

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: ///amps.elbow.bakers

AGENT'S NOTE

Our vendor intends to put an overage/restrictive covenant on the fields and barns to protect it, and the village, from extensive development in the future. For more details, please contact Sowerbys.

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

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Journey

 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
— EST. NORFOLK 1983 —

 East Anglian
Air Ambulance

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