



Old Hall Cottage
Badley Moor | Dereham | Norfolk | NR20 3BY

A MAGICAL LOCATION



At the end of a country lane and almost completely circled by a glorious unspoilt rural vista, a beautifully presented family home with an interior that is both stylish and respectful of the carefully preserved original features. You would be mistaken for thinking that you were deep in the countryside, but the property is only a few minutes by car from major road networks and a quick five-minute drive into the centre of Dereham with all its amenities.



KEY FEATURES

- A Detached Character Cottage with an Annexe situated on a Peaceful Rural Lane near Dereham
- The Main Cottage has Four Bedrooms; Two Bath/Shower Rooms
- Kitchen/Breakfast Room
- Open Plan Living/Dining Room and Separate Sitting Room
- Detached Outbuilding/Annexe comprising of a Fifth Bedroom and En-Suite, a Gym and a Utility Room
- The Grounds extend to 0.35 of an acre (stms)
- Single Garage with Single Carport and Office
- Driveway providing Plenty of Parking
- The Accommodation extends to 2,526sq.ft
- Energy Rating: F

“The house stood alone at the end of a track almost entirely surrounded by farmland,” the present owners said when asked what attracted them to the property. “It was quite run down but as soon as we walked into the living room there was a huge welcoming redbrick fireplace. Over the years we have updated the house but ensured that it has kept its cottage charm.”

So Much to Offer

The property has been part of the landscape for over two hundred years and is shown in Bryant’s Map of Norfolk from 1826. The land around the property is unspoilt, and Badley Moor itself is important ecologically and its future preserved and protected as a Site of Special Scientific Interest. The owners have continued to make refinements to the property during their time there. “Around 2021, we had a bespoke kitchen put in with a polished concrete floor and Crittall windows and doors. We also had planning permission approved this year for an additional boot/utility room to the rear of the house, and there are further plans to extend our outbuilding into a two-bedroom annexe. This building is currently set out as a bedroom with an en suite, gym and laundry room.” The ground floor reception space is an impressive feature of the living accommodation at the property and comprises the entrance hall, the 25 ft. dining hall with a fireplace, the triple aspect sitting room with a wood burning stove, the ground floor main bedroom with an en suite, and the kitchen/breakfast room, while on the floor above there are three bedrooms and a family bathroom, all accessed from the first-floor landing.





KEY FEATURES

Throughout the accommodation there are character features on display including beamed ceilings, whilst there is new flagstone flooring, alongside more recent additions such as the black aluminium cottage style windows “Watching the sunrise from the kitchen is always spectacular,” the owners said. “The drawing room with its full-length windows optimise wildlife viewing, all year round. And the living room has hosted many events, large Christmas get-togethers, and even a medieval banquet in front of the imposing fireplace!”

The Outside

“We use the whole plot that surrounds the house, and children and pets have had the freedom of the space very safely,” the owners said. “The patio is a major suntrap and great barbecue spot.” Surrounded by wonderful views of open farmland on all but one of the sides, the grounds are generous in size and extend to a total of approximately 0.35 acres (stms). “We have a summerhouse which we have set up as a garden bar, with its own wood burner, and a garden office which backs onto the garage and looks out onto the fields.” The summerhouse is of timber construction with windows to two sides and a front entrance leading in from the garden, and the wood burning stove means it can be used throughout the year, whatever the season. The single garage with single carport is oak-framed with cedar roof tiles, and vehicular access to it is via the ‘In & Out’ shingled driveway which allows for off-street parking for several vehicles. As you would expect from the idyllic location, a wide range of wildlife can be seen both in the garden and the surrounding environs. “Deer, hare and pheasants are our daily visitors with ducklings arriving in the spring. We can walk for miles straight from our back door across the local countryside.”

On Leaving

When asked what they will miss about the property, they replied, “The location and the far-reaching views – the everchanging crops are always a delight, and watching the harvest come in reminds us how rural Norfolk still is. The house is very seasonal too; it is cosy in the autumn and winter months, and vibrant and bright in the spring and summer. Great for log fires and sunny barbecues!”





























INFORMATION



On The Doorstep

Badley Moor enjoys a wonderfully semi-rural setting yet is within in easy reach of the many amenities found in Dereham. The name of the area derives from Badley Moor itself, a 45 acre Site of Special Scientific Interest and part of the Norfolk Valley Fens Special Area of Conservation, being an exceptionally rich area of lowland fenland. Its importance in ecological terms is at a European level, and it has been described as a small, Norfolk miracle, having survived through the centuries without having been drained and farmed. "Dereham is perfectly positioned in the heart of Norfolk," the owners said. "We are within easy reach of Norwich, Cambridge and London, and also the coast. Our children have attended schools in Dereham and Norwich and have participated in a range of locally available sports clubs and activities."

How Far Is It To?

Dereham (just over 2 miles) is the closest town to the property and offers a broad range of facilities including a good selection of shops, restaurants and cafes, in addition to museums, a cinema, a leisure centre, golf course and the schools found within the town. For nature lovers, there are some wonderful walks on the Neatherd Moor and the Vicarage Meadow, both only a short distance away. Further afield are the ruins of the Saxon Cathedral at North Elmham (7 miles), the wildlife and dinosaur parks, Penthorpe Nature Reserve (14.5 miles) and Thetford Forest Park (25 miles) A designated Area of Natural Beauty, The North Norfolk coast with its celebrated beaches is just over 28 miles by car, while the city of Norwich is approximately 16 miles and offers a mainline rail link to London Liverpool Street and also an international airport.

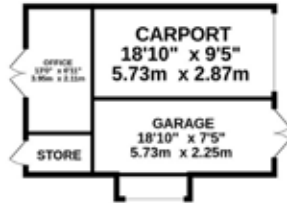
Directions

Leave Dereham on Norwich Road, turning right on to Mattishall Road proceeding over the A47, then turn right on to Badley Moor, which is an unmade road and continue to the end of the track, going straight ahead at the staggered junction. Old Hall Cottage is the last house on the left hand side.

Services, District Council and Tenure

Oil Central Heating, Private Water via Bore Hole,
Private Drainage via Water Treatment Plant
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
Breckland District Council - Council Tax Band C
Freehold

GARAGE
460 sq.ft. (42.8 sq.m.) approx.



GROUND FLOOR
1564 sq.ft. (144.4 sq.m.) approx.

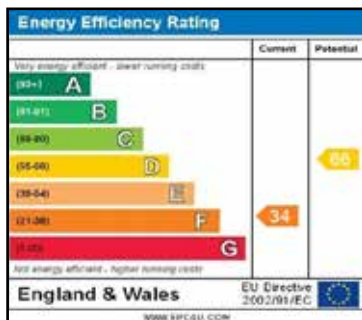


1ST FLOOR
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 2526 sq.ft. (234.7 sq.m.) approx.

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