



THE STORY OF

# Appletree House

*Kerdiston, Norfolk*

SOWERBYS



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# Appletree House

Kerdiston, Norfolk  
NR10 4TX

Detached Farmhouse

Rural Norfolk Location

Accommodation Stretching  
to over 1,700 Sq. Ft.

Loaded with Character  
and Charm

Large Sitting Room

Four Bedrooms

Sitting on a Plot of 1.7  
Acres (STMS)

Outbuildings

Double Cart Shed

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Presenting an exceptional, detached red-brick farmhouse, perfectly situated in the idyllic Norfolk countryside. This elegantly proportioned four-bedroom residence is set within approximately 1.7 acres (STMS) of picturesque grounds, offering privacy and scenic beauty.

Though the property features a classic front entrance, primary access is often through the utility/boot room—ideal for shedding outdoor layers and muddy boots. This entry leads directly into a traditional farmhouse-style kitchen/breakfast room, showcasing views across the grounds and featuring stunning original wooden beams that extend throughout the home. Adjacent to the kitchen is an inviting dining room, complete with a log burner nestled within an authentic inglenook fireplace, creating the perfect atmosphere for cosy family gatherings.

A spacious sitting room awaits at the opposite end of the ground floor, enriched with more beams and another log burner, adding warmth and character. Just off this room is a versatile study or potential fifth bedroom, and a family bathroom completes this level.

The first floor is accessed via two staircases, leading to three generously sized double bedrooms, with the central bedroom benefiting from an en-suite WC.

Outside, a private shingle driveway accommodates several cars and leads to a double cart shed. The formal front garden, primarily laid to lawn, is complemented by an adjacent field with mature trees and a tranquil pond, expanding the property's grounds to nearly 1.7 acres (STMS). To the rear, a cluster of original outbuildings enhances the farmhouse's historic charm; once functioning as farm buildings, these versatile structures offer further potential for use.







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.



# Kerdiston

PEACEFUL NORFOLK HAMLET WITH SCENIC COUNTRYSIDE

Kerdiston, a charming hamlet in Norfolk, is celebrated for its unspoiled countryside and rural tranquility.

Situated just a few miles from the historic market town of Reepham, Kerdiston offers residents a peaceful lifestyle amidst picturesque farmland and open fields. With its close proximity to Norfolk's renowned walking and cycling paths, it's an ideal location for nature enthusiasts.

While Kerdiston itself retains a delightful seclusion, nearby towns like Aylsham and the city of Norwich provide convenient access to shopping, dining, and community amenities, making it a perfect retreat that's still well-connected.

Aylsham is known for its vibrant community and offers a wide range of amenities, including independent shops, cafes and restaurants. The town hosts a regular farmers' market and has a well-regarded selection of local schools.



## Note from Sowerbys



“This elegantly proportioned residence is set within 1.7 acres (stms) of picturesque grounds.”



### SERVICES CONNECTED

Mains electricity. Water via borehole and drainage via sewerage treatment plant. Oil-fired central heating.

### COUNCIL TAX

Band E.

### ENERGY EFFICIENCY RATING

E. Ref:- 2317-5146-1117-2152-1432

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: ///stealthier.digress.mixing

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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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 St Martins  
more than a home  
for the homeless

 mind  
Norfolk and  
Waveney

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Charity  
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 East Anglian  
Air Ambulance

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