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THE STORY OF

Eastgate Farmhouse

Necton, Norfolk

SOWERBYS



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Eastgate Farmhouse

28 Tuns Road, Necton,
Norfolk, PE37 8EL

Detached Farmhouse

Well-Served Norfolk Village

Internal Accommodation Stretching
to over 2,000 Sq. Ft.

Characterful Throughout

Four Double Bedrooms

Kitchen/Dining Room

Large Sitting Room with Inglenook Fireplace

Spacious Garden Room

Garage

Large Garden

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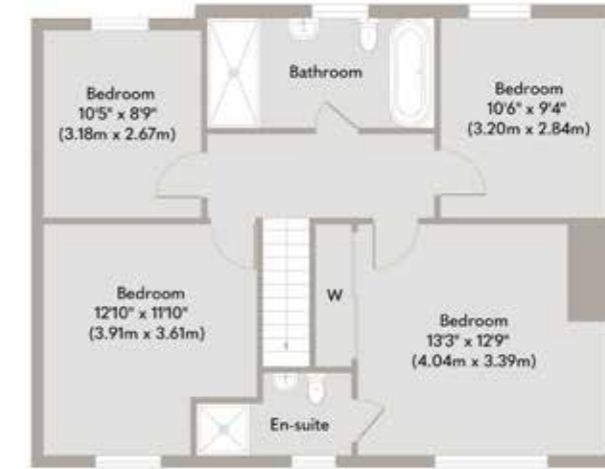
This charming four bedroom farmhouse is located in the prized village of Necton, offering a perfect blend of character and convenience. With spacious living areas, period features, and modern comforts, it's an ideal home for families or those seeking a rural lifestyle with easy access to local amenities.

The property's character is immediately evident, with its centrepiece being a stunning inglenook fireplace in the main reception room, creating a cosy and inviting atmosphere. A bright and airy garden room provides additional living space, perfect for relaxing while enjoying views of the garden. The well-proportioned kitchen/dining room offers plenty of room for family meals, and has a feature brick-built fireplace which sets the tone and further adds to the cosy atmosphere. A separate utility room completes the ground floor, adding a practical aspect.

Upstairs, four generous bedrooms provide flexibility and space, while the layout lends itself perfectly to family living. The accommodation is well complemented by an en-suite to the principal bedroom, a family bathroom and plenty of storage options.

The exterior is just as appealing. The enclosed rear garden is a private retreat, ideal for outdoor entertaining - with a paved area directly off the rear of the house - or for gardening enthusiasts. A garage and driveway parking offer practicality, while the overall setting enhances the farmhouse's charm.





First Floor
Approximate Floor Area
754 sq. ft
(70.02 sq. m)



Ground Floor
Approximate Floor Area
1,376 sq. ft
(127.82 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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Necton

TRADITIONAL RURAL LIVING WITH
EASY COUNTYWIDE ACCESS

Sit between Swaffham and Dereham, just off the A47 main route between King's Lynn and Norwich, Necton offers the best of both traditional, rural living in the heart of the Brecklands along with easy access to every point of the county compass. A commuter's idyllic hideaway definitely, but with Thetford Forest just 30 minutes away, there's plenty of adventuring to be had for those who love to explore the great outdoors – load up the bikes to enjoy the cool of the forest trails on a hot summer's day, challenge yourselves on the high wires at Go Ape, or simply unpack a picnic under the towering trees and reconnect with nature.

Historically, Necton appears in the Domesday Book as Nechetuna, meaning 'town or settlement by a neck of land' as it sits at the foot of a ridge, and Grade I listed All Saints' church has a vast hammer beam and arch braced roof with carved angels which is a fabulous place to sit and contemplate – the Countess of Warwick is said to be buried in the churchyard.

Follow Tuns Road a little further and turn into Mill Street which once was a centre of industry when a five-storey windmill ground floor from crops grown in surrounding farmland. By 1970, the once towering building had been converted into a single-storey residence with a flat roof and this has been a shop through the decades. Enjoy a drink at the local pub, the appropriately named The Windmill Inn. Looking to the future, just outside Necton a new sub-station will harness energy from off-shore wind farms on the east coast, once again putting this thriving village community on the map.



Note from Sowerbys



“...the log-burner set into the inglenook fireplace creates such a cosy and inviting atmosphere.”



SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

D. Ref:- 2354-3944-7209-7844-4204

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: ///nowadays.whisk.bill

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SOWERBYS

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