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THE STORY OF
Old Farm

Merton, Norfolk

SOWERBYS



THE STORY OF

Old Farm

Merton, Thetford, Norfolk
IP25 6QX

Idyllic Countryside Setting Surrounded
by Open Farmland and Mature Gardens

Charming 17th Century Thatched Farmhouse
Brimming with Period Character

Spacious Sitting Room with Impressive
Brick Inglenook Fireplace and Oak Beams

Light Filled Conservatory Enjoying
Peaceful Garden Views

Country Kitchen with AGA and
Separate Formal Dining Room

Four Well Proportioned Bedrooms
Including Principal En-suite

Beautiful Established Gardens with
Lawns Orchard and Vegetable Patch

Detached Oak Framed Double Garage
and Ample Private Parking

Peaceful Village Location with Local Walks

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Old Farm is a quintessential thatched farmhouse set within beautiful countryside surroundings, offering a wonderful sense of peace and privacy. Believed to date from the 17th century, this charming Grade II listed home has been thoughtfully extended to combine authentic period character with spacious, light filled living.

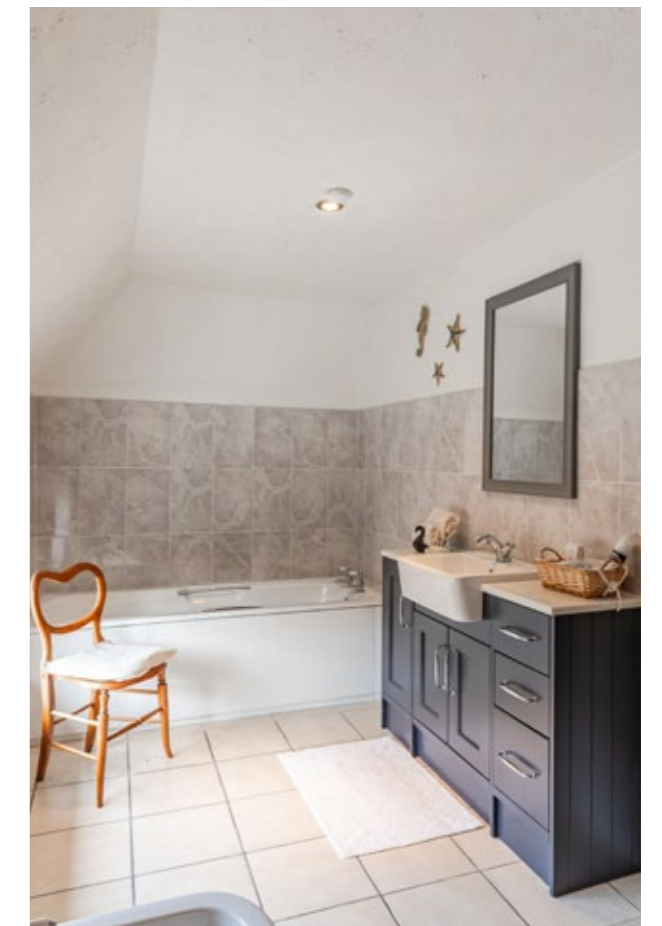
Stepping inside, the atmosphere is immediately warm and welcoming. The impressive sitting room, with its striking brick inglenook fireplace and exposed oak beams, creates a heart to the home perfect for relaxing or entertaining. French doors open through to a bright conservatory where views across the gardens provide a serene backdrop. The country kitchen features a traditional AGA and plenty of space for family within the separate formal dining room, complemented by a useful utility area and WC.

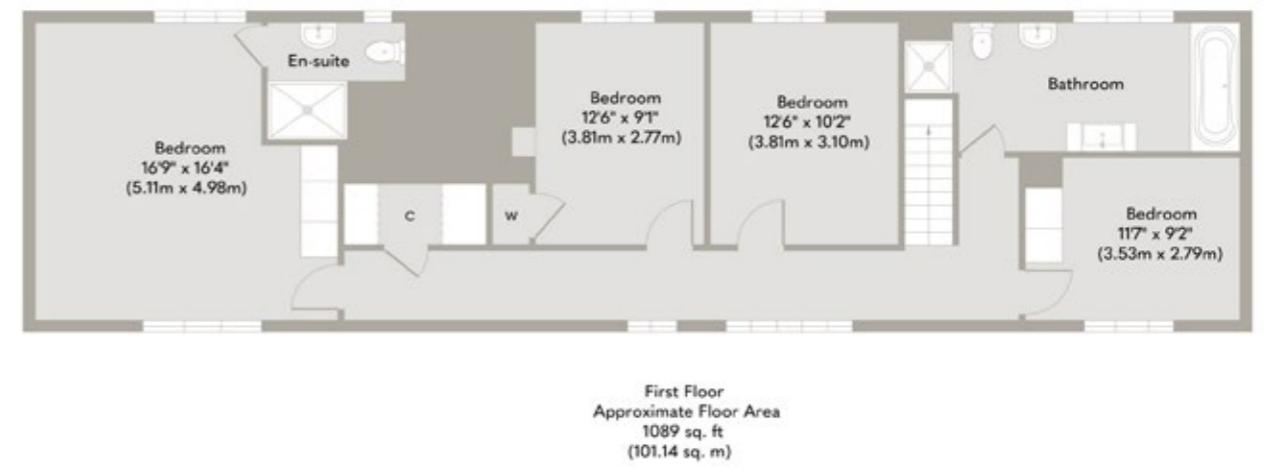
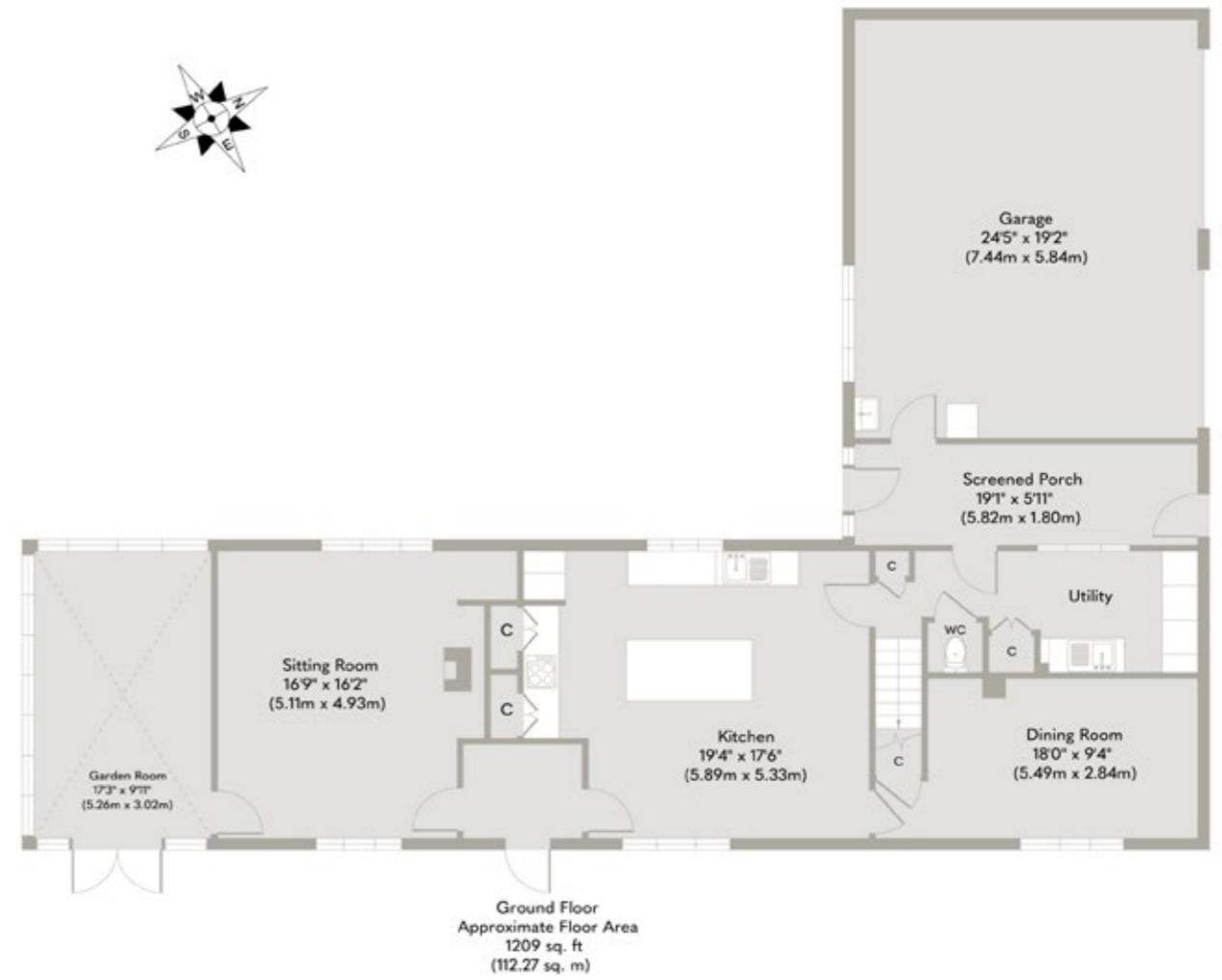
Upstairs, four generous bedrooms include a principal offering en-suite with walk-in shower and delightful views over the surrounding fields. Each room retains its individual charm while offering practical comfort for modern family life.

The gardens are a true highlight, beautifully established with sweeping lawns, orchard trees and a productive vegetable patch framed by white picket fencing. A private courtyard, greenhouse and detached double garage complete with work benches and electric doors, with a long gravel drive offering ample parking.

Situated within the peaceful village of Merton, the home enjoys easy access to scenic countryside walks and local amenities in nearby Watton. Old Farm represents an exceptional opportunity to enjoy a lifestyle of calm, character and connection in one of Norfolk's most tranquil settings.







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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Merton

PEACEFUL VILLAGE CHARM IN THE HEART OF RURAL NORFOLK

Merton, a peaceful village set amidst the rolling countryside of Breckland, Norfolk, offers a charming blend of rural serenity and timeless character. Surrounded by farmland and woodland, it provides the perfect escape for those seeking a slower pace of life while remaining close to nearby market towns such as Watton.

At the heart of the village stands the historic Merton Hall Estate, once home to the de Grey family, with its grand parkland and heritage deeply woven into the area's identity. The surrounding landscape is dotted with traditional cottages and period homes, many boasting far-reaching views across open fields.

Residents of Merton enjoy easy access to the amenities of Watton, including shops, schools, a GP surgery, and leisure facilities, while Thetford and Dereham are just a short drive away for wider services and connections. Outdoor enthusiasts can enjoy scenic walks through the Breckland countryside, with Thetford Forest's extensive network of trails offering excellent opportunities for cycling, wildlife spotting, and adventure.

For a relaxed evening, nearby villages such as Thompson and Griston offer cosy country pubs serving local ales and hearty fare, perfect after a day exploring the Norfolk landscape.

Steeped in history and surrounded by natural beauty, Merton embodies the essence of rural Norfolk living – peaceful, picturesque, and rich in character.



Note from Sowerbys



“Filled with warmth and character, the home combines original features with generous living spaces.”



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Freehold.

LOCATION

What3words: ///villas.squirted.highlight

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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